TO: City of Wenatchee Planning Commission

FROM: City of Wenatchee Community Development Staff

BDATE: October 9, 2019

RE: City of Wenatchee Housing Code Update - Staff Report

#### I. REQUESTED ACTIONS

Conduct a public hearing and formulate a recommendation to the City Council on the proposed amendments to the Wenatchee City Code (WCC) attached as Exhibit A which includes the following:

- Amendments to Title 10 Zoning and 11 Subdivisions of the Wenatchee City Code relating mostly to residential, commercial and mixed use development and performance standards. Chapters being amended include, but may not be limited to, 10.08, 10.10, 10.11, 10.12, 10.14, 10.16, 10.18, 10.20, 10.22, 10.24, 10.26, 10.28, 10.32, 10.34, 10.40, 10.42, 10.46, 10.48, 10.60, 10.62, 10.65, 11.20, and 11.32. A new chapter is proposed at 10.47.
- The Wenatchee Residential Development Guidelines is proposed to be adopted by reference in Title 10.

#### II. ENVIRONMENTAL REVIEW

The City of Wenatchee has determined the proposed amendments to the Wenatchee City Code (WCC) and residential design guidelines will not have probable significant adverse impacts on the environment. The City of Wenatchee has issued a determination of non-significance (DNS). Notice of the environmental determination for the proposed amendments to the Wenatchee City Code was made on August 2, 2019.

#### III. PUBLIC PROCESS

The City has engaged in an open and ongoing public process to gather information and comment from the public, the development community, reviewing and commenting public agencies, the planning commission, and the City Council. The public process included:

- a website devoted to the housing code update that included the draft materials, meeting notices, and additional information about the process;
- media coverage in the Wenatchee World, NCW Life, iFiberone News, and KPQ News;
- the organization of a technical advisory committee;
- A series of public open houses and workshops including: four (4) public open house meetings, four (4) planning commission workshops, three (3) planning commission sub-committee meetings, and two (2) city council workshops.

The technical advisory committee was made up of local builders, engineers, architects, designers, real estate professionals, interested community members, business owners and City of Wenatchee elected and appointed officials. The purpose of the committee was to help ensure that the proposed amendments are relevant to the needs and concerns of the community, to meet the needs of the housing development industry, and are consistent with the comprehensive plan.

Numerous open houses and planning commission workshops were also be held over a period of about a year and a half as a means for the community to receive information and hear from the city staff and consultants as well as provide valuable input. The following is a list of the public meetings and workshops conducted by the City:

- April 27, 2018 Technical Advisory Committee meeting
- June 20, 2018 Planning Commission workshop
- July 8, 2018 Technical Advisory Committee meeting
- July 10, 2018 Public Open House
- July 11, 2018 Technical Advisory Committee meeting
- November 13, 2018 Public Open House
- November 14, 2018 Advisory Committee meeting
- March 19, 2019 Public Open House
- July 17, 2019 Planning Commission workshop
- August 15, 2019 City Council Workshop
- August 21, 2019 Developer Forum
- August 21, 2019 Public Open House
- August 21, 2019 Planning Commission Workshop
- August 29, 2019 Planning Commission Sub-Committee
- September 18, 2019 Planning Commission Workshop
- September 19, 2019 City Council Workshop
- September 25, 2019 Planning Commission Sub-Committee
- September 25, 2019 public workshop with the Chelan County Planning Commission
- October 3, 2019 Planning Commission Sub-Committee
- October 16, 2019 Planning Commission Public Hearing

## Upcoming public meetings

- October 17, 2019 City Council Workshop
- October 24, 2019 City Council Public Hearing

#### IV. AGENCY AND PUBLIC COMMENTS:

All public comments received by the city and a comment response matrix are included as Exhibit B.

#### V. COMPREHENSIVE PLAN GOALS AND POLICIES

The Wenatchee Urban Area Plan, Planning to Blossom 2037, is a planning and visioning document to ensure that growth and development in the urban area is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A) and done in an orderly and efficient pattern. The plan has been revised and updated to reflect he growth of the community, the development patterns, and the changing environment. The plan was updated in 2017 to include numerous goals and policies that support the effort to review and update the development regulations pertinent to housing development in the urban area. The following goals and policies are from the plan and form the basis of the updated development codes and the residential design guidelines:

### **Applicable Policies from the Land Use Element**

Goal 1, Policy 6: Large blocks of contiguous land are limited within the Urban Growth Area. It is important to develop new tools, processes and standards for use by the development community that can build upon the positive features and characteristics of existing neighborhoods. These tools are necessary to facilitate the infill of vacant or partially used land which may have smaller lot sizes or increased development constraints.

<u>Goal 5, Policy 4:</u> Consideration will be given to the neighborhood in determining acceptable intensity and character of infill and redevelopment.

<u>Goal 5, Policy 5:</u> Ensure that higher density development includes usable open space within the development or within walking distance (1/4 mile) to development.

Goal 5, Policy 9: Historical land use patterns in the city included multiple unit housing blended within residential neighborhoods which typically had limited onsite parking and a reliance on on-street parking. Incorporate the opportunity for onsite parking reductions where street widths and capacity, pedestrian networks and transit systems are sufficient.

<u>Goal 12, Policy 5:</u> Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.

Goal 12, Policy 8: Conduct a comprehensive review of dimensional and density standards for residential development. Where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character.

Goal 12, Policy 9: Compatible blended density housing. Develop design standards and evaluate appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers of or hierarchies of uses are evaluated. The approach to housing is more focused on desired form, with a range of housing types vs. a density based zoning approach.

<u>Goal 17, Policy 1:</u> Current code and development regulations provide a series of standards and layers of regulation which are not always clear or predictable for the community. Reshape the zoning code and development standards to be an integrated code that reflects the direction of the comprehensive plan.

# **Applicable Policies from the Housing Element**

- <u>Goal 1, Policy 1:</u> Develop and implement regulations that allow targeted densities to be achieved with reasonable likelihood while mitigating potential negative impacts.
- <u>Goal 2, Policy 2:</u> Facilitate lifecycle or "cradle to grave" neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, co-housing, and smaller housing types.
- <u>Goal 2, Policy 3:</u> Support variable lot sizes in new subdivisions and housing type diversity within development projects.
- <u>Goal 2, Policy 4:</u> The installation of an accessory dwelling unit in new and existing single-family dwellings shall be allowed in residential zones subject to specific development, design and owner-occupancy standards.
- <u>Goal 2, Policy 5:</u> Study options or tools available for regulating the conversion of multifamily housing to condominium conversions to have a no net loss of affordable rental housing stock.
- <u>Goal 2, Policy 6:</u> Continue to study and monitor opportunities for accommodating national trends in alternative and affordable housing.
- <u>Goal 3, Policy 1:</u> Expand housing options to better reflect changing market demographics. This may include, but not be limited to, additional studio or one bedroom rental units.
- Goal 3, Policy 2: Adopt more flexible design standards that permit the construction of different housing types (e.g. narrow lots) compatible with surrounding neighborhoods.

Goal 3, Policy 6: In low to moderate density neighborhoods, seek to accommodate a range of multi-unit housing types compatible in scale with single family homes that help meet the growing demand for walkable urban living. The building types referred to as "Missing Middle Housing", help bring together the walkable streetscape as they diversify the choices available to boarders of different age, size and income. These units may include but not be limited to: the size and shape of stacked duplexes; bungalow courts; carriage houses; four-plexes; small multi-plexes; townhomes; live-work units; and courtyard apartments.

<u>Goal 3, Policy 7:</u> Two thirds of the housing units in the Wenatchee area have three or more bedrooms while 60% of Wenatchee's households only have one or two members. Increase housing opportunity from the current 11% of supply for single bedroom or studio units to better meet the needs of the majority of Wenatchee's households.

# <u>Applicable Policies from the Community Design and Healthy Communities</u> Element

Goal 1, Policy 3: Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts.

Goal 2, Policy 7: Hire a consulting firm that specializes in urban design to evaluate necessary changes to city design and development standards possibly a form based or hybrid code in some or all existing districts. The intent is to provide clear and explicit architectural, site and landscape design standards which can provide greater certainty and quality assurance for business owners, neighborhoods and developers.

Goal 3, Policy 2: Review design standards for multi-unit housing to achieve compatibility with the surrounding neighborhood, attractive architectural characteristics of single-family housing/or desired design components of historically relevant and desirable multi-unit housing present in the community, and appropriate screening /placement of surface parking and waste collection areas. Compatibility should be treated in a similar approach as described under Goal 1, Policy 3.

<u>Goal 5, Policy 3:</u> Implement policy direction in the comprehensive plan for more effective use and development of medium and high density residential housing options, infill, and mixed use development, recognizing the role that these forms of development play as development patterns supporting a walkable environment.

#### VI. PROJECT ANALYSIS

The City of Wenatchee adopted an update to the Wenatchee Urban Area Plan in 2017. This update identified that changes were necessary with respect to how the City regulates and permits housing in order to accommodate existing and future housing demands for the community. With an estimated population of 34,070 in 2017, the City is the county seat of Chelan County and a regional hub for surrounding communities and rural areas. The City of Wenatchee Urban Growth Area is constrained by the foothills of the Cascade Mountains and the Columbia River. These constraints have resulted in a historic pattern of residential densities which are among the highest in Eastern Washington. The city's historic neighborhood patterns have a rich history of design features that blend multiple types of housing units with single family housing. Many of these historic residential units could not be constructed today under current zoning codes, or would require an extensive permitting process.

Adopted population projections for the City of Wenatchee Urban Growth Area established that between 2017-2037 that the City of Wenatchee would grow by 6,093 persons which equates to approximately 2,497 housing units. In addition to the need to accommodate and plan for this growth, the City wishes to address changing current vacancy rates. At this time vacancy rates in the Wenatchee Valley are 2% vs. a healthy standard of 5%. The Wenatchee Urban Area Housing Needs Assessment and Market Demand Study, September 2016, identified that the Wenatchee has a deficiency of 1,601 market rate housing units. The study further identified that this deficiency was leading to "down renting", with households who could afford market rate units choosing affordable housing units due to the constrained housing supply.

The Wenatchee Urban Area Plan has included policies providing direction for measures to address these needs and facilitate the development of a diversity of housing types within adopted densities. A 2017 survey called, Our Valley, Our Future Regional Housing Survey, had over 1,700 people participate. Key results of the survey were that nine out of ten respondents called for a greater diversity of housing types in the region and 65.6 percent said that new "in-fill" housing (new housing built in empty or redeveloped lots in existing neighborhoods) should reflect the character of those existing neighborhoods and districts. The findings of the survey support the adopted comprehensive plan goals and policies to diversify the housing types authorized by the code as well as the need for design standards to help new development reflect the character of the existing neighborhoods.

Together the revisions to the Wenatchee City Code and new residential design guidelines provide the regulatory framework such as of definitions, authorized uses, bulk and dimensional standards and the design aspect to ensure compatibility with existing neighborhoods, attractive and unique building designs, foster safety through deliberate design and social and economic vitality for neighborhoods and commercial areas.

# Wenatchee City Code updates:

The general purposes of the zoning code are identified in WCC 10.04.020 Purpose:

The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the Wenatchee urban area comprehensive plan; to comply with the Growth Management Act; and to comply with the provisions and objectives of Chapter 44, Laws of Washington, 1935, as amended, and Chapter 17, Laws of 1990, First Extraordinary Session, as amended. In accordance with Chapter 35A.63 RCW, all territory within the corporate limits of the city of Wenatchee shall be classified according to the districts set out in WCC 10.06.015. (emphasis added)

The updates to the zoning code in Title 10 and the subdivision code in Title 11 are intended to meet the first two purposes in WCC 10.04.020 – the promote the public health, safety, and general welfare and to assist in the implementation of the Wenatchee urban area comprehensive plan. The comprehensive plan identifies a series of goals and policies that are implemented through the zoning and subdivision codes

The draft zoning code includes revisions and additions to the various sections of the code including:

- Chapter 10.08 definitions: New and revised definitions necessary to reflect new housing types and terms.
- Chapter 10.10 District use chart: revisions include the new housing types and where they are authorized.
- Chapter 10.42 planned developments: Deletion of portions of this chapter for new residential planned developments while also recognizing that existing planned developments exist that were approved under the code and may continue. Revisions to existing planned developments will utilize the new standards in Title 10.
- Chapter 10.46 Development standards: This section has been completely revised and updated to reflect the bulk and dimensional needs, densities, heights, and setback standards necessary to implement the new housing types proposed.
- Chapter 10.47 a new residential use standards chapter: A new chapter that
  establishes the individual standards for a variety of the new and updated housing
  types. These new standards include provisions for open space, parking, access,
  unit size, density, setbacks and garages.
- Chapter 10.48 revisions to the general regulations chapter: Revisions include deleting housing standards which are replaced by the new sections, revisions to access standards, renumbering subsections, new references to the design standards and other updated sections, architectural standards for non-residential buildings
- Chapter 10.60 Off-street parking The parking standards chart has been updated to reflect the parking stall ratios in the new 10.47, inclusion of up to 40% of required parking in a multi-family development may utilize compact stall dimensions, new parking garage dimensional standards.

- Chapter 10.62 Landscaping: includes new options for landscaping in commercial, mixed use and industrial districts, street tree standards, and references to the residential design guidelines.
- Chapter 10.65 Conditional Uses: revisions to internal code references.
- Changes to various chapter sections for the individual zoning districts to reference the new standards and design guidelines. New blank wall limitation standards are also proposed in the North Wenatchee Business District.

# Residential Design Guidelines:

The general purpose of the residential design guidelines is to implement the City's Comprehensive Plan vision in the following ways:

- Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.
- Promote higher densities along major corridors and in existing neighborhoods already characterized by density.
- Provide clear objectives for those embarking on the planning and design of development projects within Wenatchee.
- Ensure attractive, functional residential development to meet the city's housing needs:
- Promote social and economic vitality;
- Foster safety and comfort through design;
- Promote original and high-quality design;
- Enhance the character and function of Wenatchee's streets;
- Promote building and site design that fits into the context of established neighborhoods;
- Promote sustainable design principles;
- Promote design that enhances the "sense of place" for neighborhoods;
- Increase the awareness of design considerations amongst the Wenatchee community; and
- Maintain and enhance property values through appropriate aesthetic and functional design considerations.

Revisions to the city code and design guideline during the 60-day comment period. Numerous revisions to the code and guidelines have been made during the comment period in response to citizen comments and planning commission feedback through the workshop and sub-committee meetings. The list of revisions are included as Exhibit C.

Application of the new code and design guidelines to development projects.

The zoning code and design guidelines are used together to determine how.

The zoning code and design guidelines are used together to determine how to develop or re-develop a property. Once a property owner/developer have verified their property

zoning, the following sequence can be used to work through the planning and design process.

- 1. Review the authorized housing options in Chapter 10.10 District Uses. The draft code includes a variety of new housing types which are identified in the use chart where they are permitted.
- 2. Review the specific zone bulk, dimensional, and density standards in Chapter 10.46 for the district.
- 3. Review the housing type standards in Chapter 10.47. Each new housing type has specific standards which include such aspects as parking, access, open space, and orientation to the street.
- 4. Review the site planning section in the design guidelines for elements such as the projects relationship to the street, access and circulation for vehicles and pedestrians, open space, site security, the relationship to adjoining properties, and service areas and mechanical equipment;
- 5. Review the site design elements section in the design guidelines for elements such as plant materials, the design of walkways, lighting, open space, and fences and walls:
- 6. Review the building design section in the design guidelines for elements such as architectural character, building articulation and massing, pedestrian oriented building facades, building materials, blank building walls, and structured parking (if applicable).

In the above sequence, each section of the code and the design guidelines provide the project proponent with the detail, guidance, and design options to help fit the development to the site and blend with the existing neighborhood.

#### Affordable housing

The draft zoning code and residential design guidelines will help the community develop more affordable housing options by providing:

- A variety of housing types for all shapes and sizes of lots;
- Encourages infill development or re-development on lots that may already have a residential housing unit;
- Reductions to the minimum lot size in residential districts to provide additional options for infill and redevelopment;
- Removal of the planned development process will reduce the overall amount of time a project is in development review and minimizes procedural barriers while also providing compatibility to neighboring properties and predictability to the developer;
- Increases the allowable density to meet the comprehensive plan goals. The added density provides options for smaller housing units on smaller lots.

With an update as comprehensive and extensive as is proposed, there are bound to be standards that do not function as desired or need to be adjusted to better suit the community. City staff is committed to continuously monitor the implementation of the codes, report back to the planning commission, and propose revisions as necessary. This is an important part of every code update and will be vital to ensure that the code and design guidelines can be implemented to provide for the variety of housing types to meet the needs of the community.

#### VII. Staff recommendation

Staff recommends **Approval** of the draft revisions to the Wenatchee City Code and the residential design guidelines, as attached in Exhibit A, based upon the suggested findings of fact and conclusions of law enclosed at the conclusion of the staff report.

#### VIII. SUGGESTED FINDINGS OF FACT AND CONCLUSIONS OF LAW

#### Suggested Findings of Fact:

- 1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
- 2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
- 3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
- 4. The Planning Commission conducted four (4) public workshops on the proposed revisions between June 2018 and September 2019. The Planning Commission also conducted three (3) housing code update sub-committee meetings.
- 5. The City conducted four (4) public open house meetings between April 2018 and July 2019.
- 6. The City organized a technical advisory committee that was made up of local builders, engineers, architects, designers, real estate professionals, interested community members, and City of Wenatchee elected and appointed officials.

- 7. The City of Wenatchee issued a determination of non-significance on August 2, 2019 and provided copies of the environmental documents to the Department of Ecology SEPA Register.
- 8. The City of Wenatchee and Chelan County issued a joint notice of the public 60 day review and comment period, and public hearing dates on August 3, 2019 which was published in the Wenatchee World.
- 9. On August 2, 2019, the City of Wenatchee provided formal notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code. Additional notices were provided to local and regional agencies for the 60 day review and comment periods/environmental determinations.
- 10. Public comments submitted during the comment period were reviewed by the Planning Commission and included in the official record.
- 11. On October 16, 2019, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
- 12. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code.
- 13. Goal 1, Policy 6 of the Land Use Element directs the development of new tools, process and standards for use by the development community that can build upon the positive features and characteristics of existing neighborhoods. The revisions to Title 10 and 11 of the Wenatchee City Code and the residential design guidelines include new tools and standards in the form of new residential uses and design guideline to blend new and existing development.
- 14. Goal 5, Policy 4 of the Land Use Element requires consideration to be given to the existing neighborhood in determining acceptable intensity and character of infill and redevelopment. The revisions to Title 10 and 11 of the Wenatchee City Code and the residential design guidelines include new tools and standards in the form of new residential uses and design guideline to blend new and existing development. The implementation chart of the comprehensive plan identifies maximum district densities.
- 15. Goal 5, Policy 5 of the Land Use Element requires that higher density developments include usable open space within the development or within walking distance (1/4 mile) to development. The updated code and design guidelines require usable open space for all new multi-family developments.
- 16. Goal 5, Policy 9 of the Land Use Element recognizes that historical land use patterns in the city included multiple unit housing blended within residential neighborhoods which typically had limited onsite parking and a reliance on on-street parking and encourages implementation codes to incorporate the opportunity for onsite parking reductions where street widths and capacity, pedestrian networks and transit systems are sufficient. The proposed code and residential design guidelines include reduced parking ratios for one (1) bedroom units as well as allowing accessory dwelling units to utilize on-street parking where available. A variety of new housing types are permitted in the residential low and single-family districts.

- 17. Goal 12, Policy 5 of the Land Use Element requires the adoption of more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods. The proposed code include a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 18. Goal 12, Policy 8 of the Land Use Element requires that a comprehensive review of dimensional and density standards for residential development be conducted and where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character. The city's consultant completed a complete review of the dimensional and density standards and recommended housing options in WCC 10.47 and appropriate development standards in WCC 10.46.
- 19. Goal 12, Policy 9 of the Land Use Element encourages the development of design standards and an evaluation of appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers of or hierarchies of uses are evaluated. The approach to housing is more focused on desired form, with a range of housing types vs. a density based zoning approach. The proposed code include a greater variety of housing options in WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 20. Goal 17, Policy 1 of the Land Use Element recognizes that the current code and development regulations include standards and layers of regulation which are not always clear or predictable for the community and to reshape the zoning code and development standards to be an integrated code that reflects the direction of the comprehensive plan. The proposed code and residential design guidelines include clear and predictable standards for the development of new housing units. The residential design guidelines incorporate a variety of options that the development choose from to meet specific standards to blend new and existing development.
- 21. Goal 1, Policy 1 of the Housing Element requires the City to develop and implement regulations that allow targeted densities to be achieved with reasonable likelihood while mitigating potential negative impacts. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.

- 22. Goal 2, Policy 2 of the Housing Element encourages the city to facilitate lifecycle or "cradle to grave" neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, cohousing, and smaller housing types. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47 that would allow property owners to construct new residential units on existing lots that already have a residential unit providing to opportunity to redevelop properties and residents to remain.
- 23. Goal 2, Policy 3 of the Housing Element supports variable lot sizes in new subdivisions and housing type diversity within development projects. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47.
- 24. Goal 2, Policy 4 of the Housing Element requires that accessory dwelling units in new and existing single-family dwellings shall be allowed in residential zones subject to specific development, design and owner-occupancy standards. The current city code allows accessory dwelling units in residential zones with the exception of the Residential High District. The proposed code encourages the development of new accessory dwelling units and includes design standards such as height limitations, roof designs that blend with existing development and providing flexible parking options.
- 25. Goal 2, Policy 5 of the Housing Element encourages the city to study options or tools available for regulating the conversion of multi-family housing to condominium conversions to have a no net loss of affordable rental housing stock. Condominium development is often difficult for reasons such as insurance. As an alternative to condominiums, the city code includes the unit lot subdivision tool that permits the division of land for attached dwelling units to allow for individual ownership.
- 26. Goal 2, Policy 6 of the Housing Element encourages the city to continue to study and monitor opportunities for accommodating national trends in alternative and affordable housing. The updated city code provides a variety of housing options, reduced parking requirements and minimizes review time by deleting the planned development process that will help projects to be more affordable.
- 27. Goal 3, Policy 1 of the Housing Element encourages the city to expand housing options to better reflect changing market demographics. This may include, but not be limited to, additional studio or one bedroom rental units. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47 that encourage the development of a wider range of housing types and encourages 1 bedroom units by reducing the required parking.
- 28. Goal 3, Policy 2 of the Housing Element encourages the city to adopt more flexible design standards that permit the construction of different housing types (e.g. narrow lots) compatible with surrounding neighborhoods. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying

- characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 29. Goal 3, Policy 6 of the Housing Element encourages the city to examine low to moderate density neighborhoods and seek to accommodate a range of multi-unit housing types compatible in scale with single family homes that help meet the growing demand for walkable urban living. The building types referred to as "Missing Middle Housing", help bring together the walkable streetscape as they diversify the choices available to boarders of different age, size and income. These units may include but not be limited to: the size and shape of stacked duplexes; bungalow courts; carriage houses; four-plexes; small multi-plexes; townhomes; livework units; and courtyard apartments. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 30. Goal 3, Policy 7 of the Housing Element encourages the city to seek options for one and two bedroom units as two thirds of the housing units in the Wenatchee area have three or more bedrooms while 60% of Wenatchee's households only have one or two members. Increase housing opportunity from the current 11% of supply for single bedroom or studio units to better meet the needs of the majority of Wenatchee's households. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47 that encourage the development of a wider range of housing types and encourages 1 bedroom units by reducing the required parking.
- 31. Goal 1, Policy 3 of the Community Design and Healthy Communities Element requires the city to protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 32. Goal 2, Policy 7 of the Community Design and Healthy Communities Element directs the City to hire a consulting firm that specializes in urban design to evaluate necessary changes to city design and development standards possibly a form based or hybrid code in some or all existing districts. The City issued a request for proposals from consulting firms in February of 2018. The City selected Makers Architecture and Urban Design through the vetting process.
- 33. Goal 3, Policy 2 of the Community Design and Healthy Communities Element requires the city to review design standards for multi-unit housing to achieve compatibility with the surrounding neighborhood, attractive architectural

- characteristics of single-family housing/or desired design components of historically relevant and desirable multi-unit housing present in the community, and appropriate screening /placement of surface parking and waste collection areas. Compatibility should be treated in a similar approach as described under Goal 1, Policy 3. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.
- 34. Goal 5, Policy 3 of the Community Design and Healthy Communities Element requires the city to implement policy direction in the comprehensive plan for more effective use and development of medium and high density residential housing options, infill, and mixed use development, recognizing the role that these forms of development play as development patterns supporting a walkable environment. The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47 to encourage infill, higher density housing, and mixed-use developments. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.

# Suggested Conclusions of Law:

- 1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
- 2. The procedural requirements of RCW 36.70A have been complied with.
- 3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
- 4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
- The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

# Housing Code Update Exhibit A

# WENATCHEE DEFINITIONS: UPDATED CHAPTER 10.08

Draft October 9, 2019

#### NOTES:

- Only those sections/subsections with proposed changes are shown.
- Tracked changes are shown as deletion of existing content and insertion of new content.

#### Contents

UPDATED CHAPTER 10.081	WENATCHEE DEFINITIONS:
1	
1	10.08.050 "C."
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2	10.08.070 "G."
2	10.08.075 "H."
2	10.08.095 "L."
2	10.08.100 "M."
2	10.08.115 "P."
2	
3	
3	10.08.160 "Y."

#### 10.08.040 "A."

"Accessory dwelling unit" means a dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping. Accessory dwelling units are subject to the provisions of WCC 10.47.040.

#### 10.08.050 "C."

"Carriage unit" means a single-family dwelling unit, not to exceed 800 square feet in floor area, located above a garage structure in a cottage housing development.

"Cottage housing" refers to means four or more small and mostly, detached individual dwelling units sharing commonly owned open space, courtyard and parking area(s). (Ord. 2011-49 § 4 (Exh. B); Ord. 2011-24 § 4; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A)). Lots where two to three cottage houses are proposed (referred to as "infill-cottage housing") are subject to the provisions of WCC 10.47.080. Lots where four or more cottage houses are proposed are subject to the provisions of WMC 10.47.090.

"Courtyard housing" means small multifamily units arranged around a courtyard and complying with the provisions of WCC 10.47.120.

#### 10.08.055 "D."

"Duplex" means a detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other. <u>Duplexes are subject to the provisions of WCC 10.47.100</u>.

"Dwelling, attached single-family" means at least two or more permanent attached residential living units each containing sufficient facilities to function as an independent dwelling unit such as a townhouse or row house. Each dwelling unit is located on a separate lot.

"Dwelling, multifamily" means three or more attached or detached residential dwelling units on one lot or parcel. Multifamily developments are subject to the provisions of WCC 10.47.150.

"Dwelling, single family – cluster" means a single family developments featuring reduced lot sizes within a subdivision provided that open space is integrated into the design to compensate for the clustered lot arrangement. Two design options apply to single family cluster developments as set forth in WCC 10.47.060.

"Dwelling, single family – courtyard" means a single family developments served by a shared private lane and complying with the provisions of WCC 10.47.050.

#### 10.08.070 "G."

"Ground-related residential units" refers to dwelling units that contain individual entrances at or near the ground level.

#### 10.08.075 "H."

"Height, building" means the vertical distance measuring the height of buildings as set forth in WCC 10.46.090.ed from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof, excluding chimneys, antennas, church spires and other secondary roof structures. No building shall have a nonaveraged height measured from the finished grade to the highest point of the building as to exceed the underlying maximum height by an extent equal to or greater than 15 percent.

Height, Story. See definition for "story."

#### 10.08.095 "L."

<u>"Live-work dwelling" means a dwelling unit designed to accommodate a small commercial enterprise on</u> the ground floor and a residential unit above and/or behind. See WCC 10.47.140 for applicable standards.

"Lot, flag" means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag pole) of the parcel. See WCC 10.46.080(6) for flag lot setback standards.

"Lot width" means the dimension measured to determine the width of proposed lots as set forth in WCC 10.46.070 at the building line or at the front lot line as it adjoins the street; the dimension across the rear of the required front yard setback on an irregularly shaped lot; the narrow dimension of the lot at the street or building line for a corner lot. (Ord. 2016-22 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.08.100 "M."

"Manufactured home community" means an area of land of at least 2 acres, occupied, or designed for occupation, by designated manufactured homes on a lease, ownership, or cooperative basis and operated as a single development. Manufactured home communities are subject to the provisions of WCC 10.47.180.

"Mixed\_use" means any combination of <u>permitted\_residential</u>, commercial, light industrial, office, institutional, and/or other land uses <u>either\_within one development or within one zoning district.</u>

"Mixed-use building or development" refers to buildings or developments that combine permitted residential uses with permitted non-residential uses. Mixed-use buildings and developments are subject to the provisions of WCC 10.47.160.

#### 10.08.115 "P."

"Patio homes" refers to a duplex where the dwelling units are placed side by side and each unit is placed on its own lot, with the interior side lot line running along the common wall. Patio homes are subject to the provisions of WCC 10.47.110.

#### 10.08.130 "S.".

<u>"Setback" means the minimum distance-required distance by this title for buildings to be set back from property lines, rights-of-way, or private lanes, and shared driveways. Types of setbacks include:</u>

- (1) Street setback.
- (2) Street setback, garage, carport.

- (3) Side setback.
- (4) Rear setback.
- (5) Interior setback.

"Site area" means the total horizontal area within the property lines excluding external streets, except where property lines extend waterward of the ordinary high water mark (OHWM) in which case the site area is the total horizontal area landward of the OHWM and excluding external streets.

#### 10.08.135 "T.".

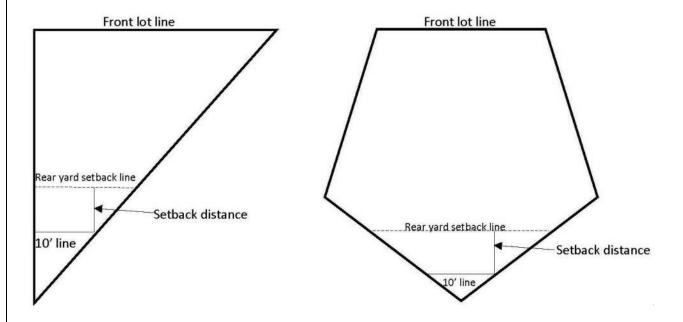
"Townhouse" means a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouses are also referred to as "Zero lot line residences". Townhouse design standards are set forth in WCC 10.47.130.

#### 10.08.160 "Y."

"Yard" means a required open space from the ground upward between a property line and a building line.

"Yard, front" means a yard extending the full width of the lot, and lying between the front line of the lot and the building setback line. On through lots, a front yard shall be maintained on both street frontages. On corner lots, front yards shall be maintained on both street frontages.

"Yard, rear" means a yard extending the full width of the lot and lying between the back line of the lot and the building setback line. Rear yards shall be at the opposite end of a lot from the front yard. On corner lots, only one rear yard is required and can be opposite either front yard. In the case of triangular or otherwise irregularly shaped lots, the rear yard setback is measured from a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.



"Yard, side" means a yard extending between the front setback line and the rear property line and between the side property line and the building line. (Ord. 2016-22 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# WENATCHEE PERMITTED RESIDENTIAL USES: EDITS TO CHAPTER 10.10

Draft October 9, 2019

#### NOTES:

- Only those sections/subsections with proposed changes are shown.
- Proposed changes are <u>tracked</u>.
- WCC cross-references below are proposed new code numbers

#### 10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

- P = Permitted use
- $P_1$  = Permitted use, not to occupy grade level commercial street frontage
- AU = Accessory use
- C = Conditional use
- ~ = Prohibited use
- M = Permitted use in a corridor mixed use (CMU) project located within the MRC
- C/M = Permitted conditional use in a corridor mixed use (CMU) project located within the MRC

#### **Districts**

- RL = Residential Low District
- RM = Residential Moderate District
- RH = Residential High District
- RF = Residential Foothills Low District
- CBD = Central Business District
- NWBD = North Wenatchee Business District
- SWBD = South Wenatchee Business District
- CN = Neighborhood Commercial District
- OMU = Office Mixed Use District
- RMU = Residential Mixed Use District
- WMU = Waterfront Mixed Use District
- I = Industrial District

#### **Overlays**

MRC = Mixed Residential Corridor

CSO = Columbia Street Overlay

HEO = Historic/Entertainment Overlay

PO = Waterfront Pedestrian Overlay

RRO = Waterfront Recreational/Residential Overlay

IO = Waterfront Industrial Overlay

GHD = Grandview Historic District (not included in district use chart)

CNO = Neighborhood Commercial Overlay (not included in district use chart)

#### **District Use Chart**

P = Permitted use

 $P_{\scriptscriptstyle 1}$  = Permitted, not to occupy grade level commercial street frontage

AU = Accessory use

C = Conditional use

 $C_{\scriptscriptstyle 1}$  = Permitted, not to occupy grade level commercial street frontage

~ = Prohibited use

M = Permitted use in a corridor mixed use project within the MRC overlay

	Co	Commercial Districts				Mixed Use Districts				ider stric			Overlay Zones						
Uses	CBD	NWBD <del>/SWB</del> <del>D</del>	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	10	РО	RRO
Residential (Most re	esiden	tial deve	<u>elopmen</u>	ts are	also	subjec	t to th	e Resi	denti	al De	sign (	Guide	lines	<u>)</u>	-			-	_
Single-family dwelling (WCC 10.47.050)	<u>P<sub>10</sub></u>	<u>P</u> <sub>10</sub>	<u>P</u> <sub>10</sub>	<u>P</u> <sub>10</sub>	?	?	Р	Р	Р	Р	Р	Р	Р	l	~	Р	l	?	~
Single-family cluster (WCC 10.47.060)	~	~	?	≀	≀	~	~	≀	₹	P	<u>P</u>	<i>l</i>	₹	≀	~	≀	≀	~	~
Single-family courtyard (WCC 10.47.070)	~	?	?	≀	₹	?	~	2	₹	<u>P</u>	<u>P</u>	<u>P</u>	₹	≀	2	?	≀	2	~
Cottage housing (WCC 10.47.080-	~	~	?	l	?	?	Р	Р	?	Р	Р	Р	Р	l	~	Р	l	~	~
Duplex (WCC 10.47.100)	7	<u>P<sub>10</sub></u>	<u>P<sub>10</sub></u>	<u>P<sub>10</sub></u>	l	~	Р	Р	ł	<u>Pl</u>	<u>P</u>	Р	Р	?	~	Р	l	?	?
Patio homes (WCC 10.47.110)	~	~	~	1	~	~	~	<u>P</u>	~	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	~	~	<u>P</u>	2	~	2

#### P = Permitted use

 $P_1$  = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use

 $\mathbf{C}_1$  = Permitted, not to occupy grade level commercial street frontage  $\sim$  = Prohibited use

M = Permitted use in a corridor mixed use project within the MRC overlay

	Co	Commercial Districts					ced U				ider stri			Overlay Zones						
Uses	CBD	NWBD <del>/SWB</del>	SWBD			WMU			RF	RS	RL	RM	RH	HFO		MRC			RRO	
One- to two-unit	P <sub>1</sub>	P <sub>4</sub>	P <sub>1</sub>	P <sub>4</sub>	_	_	P	P	_	P.	P.	P-	P	P <sub>4</sub>	P <sub>4</sub>	P	-	P <sub>4</sub>	P <sub>4</sub>	
Courtyard housing (WCC 10.47.120)	1	2	<u>P</u>	11	<i>\\</i>	~	P	<u>P</u>	~	~	<u>P</u> <sub>6</sub>	<u>P</u>	<u>P</u>	~	11	<u>P</u>	2	<u>P</u>	<u>P</u>	
Townhouses (WCC 10.47.130)	ı]	?	<u>P</u>	<u>P<sub>12</sub></u>	<i>l</i> ]	~	<u>P</u>	<u>P</u>	~]	~]	<u>P</u> 6	<u>P</u>	<u>P</u>	~]	2]	<u>P</u>	<i>i</i> ]	<u>P</u>	<u>P</u>	
<u>Live-work dwellings</u> (WCC 10.47.140)	~	<u>P</u>	<u>P</u>	<u>P</u>	~	<u>P</u>	<u>P</u>	<u>P</u>	~]	~	~	~	~	<u>P</u>	<u>P</u>	<u>P</u>	~	~	~	
Multifamily dwellings (WCC 10.47.150)	P <sub>11</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>12</sub>	?	Р	Р	Р	~	~	?	<u>P</u>	Р	P <sub>11</sub>	P <sub>11</sub>	Р	?	Р	Р	
Mixed-use building or development (WCC 10.47.160)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	~	<u>P</u>	<u>P</u>	<u>P</u>	~	~	<b>~</b>	1	1	<u>P</u>	<u>P</u>	<u>P</u>	1	<u>P</u>	<u>P</u>	
Accessory building, residential (WCC10.48.030)	1	?	?	1	?	Р	Р	Р	Р	Р	Р	Р	Р	~	?	Р	?	Р	Р	
Accessory dwelling unit (ADU) (WCC 10.47.040)	?	~	?	}	?	~	Р	Р	Р	Р	Р	Р	<u>P</u>	~	~	Р	?	?	~	
Adult family home	AU	AU	AU	AU	?	AU	Р	Р	Р	Р	Р	Р	Р	~	~	Р	1	?	~	
Bed and breakfast (WCC10.48.050)	Р	ł	l	ł	ı	Р	Р	Р	С	Р	Р	Р	Р	Р	1	Р	ł	Р	Р	
Transient rental <sup>5</sup>	Р	~	~	?	~	Р	Р	Р	~	~	~	?	~	Р	~	Р	~	Р	Р	
Family day care (12 or fewer children) (WCC10.48 .080)	AU	AU	?	AU	7	AU	Р	Р	Р	Р	Р	Р	Р	~	?	Р	?	?	Р	
Farm animals, large and small (WCC 10.48. <del>110</del> 060)	?	?	?	?	?	~	Р	Р	Р	Р	Р	Р	Р	~	?	Р	?	l	~	
Group home (six or less)	1	?	1	1	ł	~	Р	Р	С	Р	Р	Р	Р	7	1	Р	1	ł	Р	
Grouphome (seven or more)	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	?	С	С	С	С	С	С	С	Р	P <sub>1</sub>	P <sub>1</sub>	С	С	С	С	
Home occupation	1	~	7	1	~	~	Р	Р	С	С	С	Р	Р	~	~	Р	?	~	Р	

#### P = Permitted use

 $P_1$  = Permitted, not to occupy grade level commercial street frontage AU = Accessory use

C = Conditional use

C<sub>1</sub> = Permitted, not to occupy grade level commercial street frontage ~ = Prohibited use

M = Permitted use in a corridor mixed use project within the MRC overlay

	Co	Commercial Districts Distri							ider stri	ntial ets		Overlay Zones							
Uses	CBD	NWBD <del>/SWB</del> <del>D</del>	SWBD	CN	-	WMU	OMU	RMU	RF	RS	RL	RM	RH	НЕО	CSO	MRC	10	РО	RRO
(WCC10.48.100)																			
Home occupation, mailing address only (WCC 10.48.140)	~	?	~	7	l	~	Р	Р	Р	Р	Р	Р	Р	~	?	Р	7	1	Р
Manufactured home <sup>1</sup> (WCC 10.48.200)	~	?	?	~	?	~	~	~	?	~	?	~	?	~	?	l	~	l	~
Manufactured home, designated (WCC10.47.020)	~	~	~	~	~	~	Р	Р	Р	Р	Р	Р	Р	~	?	Р	~	?	~
Manufactured/mobile home park (as a residential planned development) (WCC Chapter 10.42)	~	7	?	~	7	P <u>10</u>	P <u>10</u>	P <u>10</u>	l	P <u>10</u>	P <u>10</u>	P <u>10</u>	P <u>10</u>	~	?	P <u>10</u>	?	{	~
Manufactured home community(WCC 10.47.180)	~	<u>~</u>	2	11	~	~	~	~	~	<u>P</u>	<u>P</u>	<u>P</u>	2	~	1	<u> </u>	11	2]	~
Mobile home <sup>2</sup> (WCC 10.48.200)	~	1	?	7	ł	~	~	~	ł	?	?	?	l	~	l	l	1	l	~
Modular home (WCC 10.48.200)	~	~	?	~	?	~	Р	Р	Р	Р	Р	Р	Р	~	?	Р	~	?	~
Residential planned developments	-	-	1	-	-	P <sub>6</sub>	P	P	+	P	4	P	P	-	+	4	-	+	₽6
Residential planned developments Chapter 10.42 WCC		Residential planned developments are permitted only when approved prior to (INSERT ADOPTION DATE OF THIS ORDINANCE)																	
Student housing	~	~	~	~	~	~	<u>P</u>	~	~	~	~	С	Р	~	~	Р	~	~	~

<sup>&</sup>lt;sup>1</sup> Manufactured homes are permitted only within a mobile/manufactured home park.

<sup>&</sup>lt;sup>2</sup> Mobile homes are permitted only within a mobile/manufactured home park.

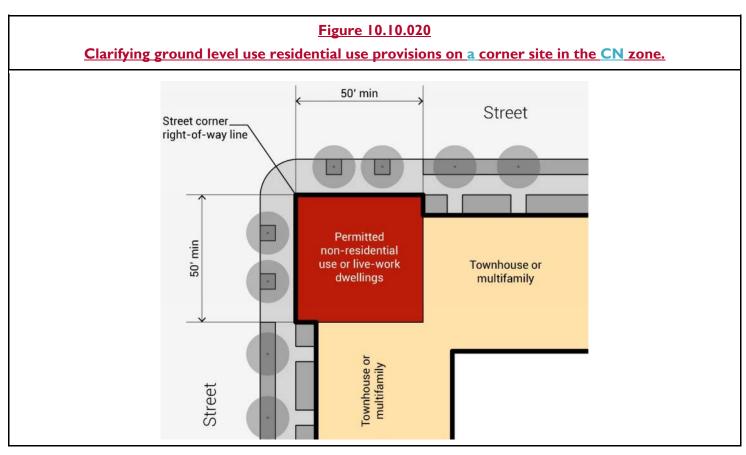
<sup>&</sup>lt;sup>3</sup> Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.

<sup>&</sup>lt;sup>4</sup> Marijuana production is permitted indoors only; no outdoor production is allowed.

<sup>&</sup>lt;sup>5</sup> Code reviser's note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city's intent.

<sup>&</sup>lt;sup>6</sup> Minimum 10 dwelling units per acre of attached single family dwelling units. Townhouses and courtyard housing in this zone are limited to no more than 4 attached units in one structure.

- <sup>7</sup> Storage of building materials or equipment rental supplies in the NWBD north of the Wenatchee River shall be located to the rear of buildings, fully screened from view of any public right-of-way, and not located within 200 feet from the edge of the public right-of-way.
- <sup>8</sup> Mini-storage and all associated uses in the NWBD north of the Wenatchee River shall be located within a completely enclosed building.
- 9 Adaptive reuse of drive-in or drive-through facilities in existence as of May 9, 2019.
- 10 Only such uses in existence as of (ADD ADOPTION DATE OF THIS ORDINANCE) are considered a permitted use.
- 11 Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d in the Residential Design Guidelines).
- 142 For street-corner sites, the townhouses and multifamily uses are allowed on the ground-level provided permitted non-residential uses and/or live-work dwellings occupy the portion of the building within 50-feet of the corner property line (see Figure 10.10.020 as an example). Exception: The subject use is allowed on street corner ground-level building frontages or other street frontages provided the development integrates permitted non-residential uses and/or live-work dwellings within buildings along at least 75-feet of either street's building frontage or in the case of a single frontage, within that specific frontage.



# WENATCHEE DEVELOPMENT STANDARDS CHARTS: UPDATED CHAPTER 10.46

Draft October 9, 2019

#### NOTES:

• The following text is proposed to replace the existing Chapter 10.46 of the Wenatchee City Code in its entirety.

# Contents

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10.46.040 Nonresidential development chart.	4
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### 10.46.010 Purpose.

A development chart and exceptions define the buildable area within the established districts. Conditional uses and overlay districts may require additional or varying considerations.

#### 10.46.020 Residential development chart.

General Dimensional Standards. See Section 10.46.060-110 for measurement methods and Section 10.47 for more specific standards with respect to specific residence types. Where these standards conflict with Section 10.47, the City shall determine which requirement applies. Note that the column indicating conditions/exceptions/references is not all inclusive. There may be other conditions in WCC.

						Conditions/ Exceptions/
Standard	RS	RL	RM	RH	RF	Reference
Minimum Lot Dimen	sions					
Lot area	7,250 except 10,000sf for a duplex	5,500sf, except 8,000sf	3,000sf, except 4,500sf	3,000sf, except 4,000sf	20,000sf	WCC 10.46.060
		for a duplex	for a duplex	for a duplex		
Cluster subdivision lot	4,000sf	3,000sf	N/A	N/A	N/A	WCC 10.47.060
Lot width	70 feet	50 feet	30 feet	30 feet	100 feet	WCC 10.46.070
Lot with alley access	50 feet	30 feet	25 feet	25 feet	100 feet	
Cluster subdivision lot	50 feet	30 feet	N/A	N/A	N/A	WCC 10.47.060
Lot depth	100 feet	80 feet	65 feet	60 feet	150 feet	WCC 10.46.070
Cluster subdivision lot	80 feet	60 feet	N/A	N/A	N/A	WCC 10.47.060
Setback Standards (	WCC 10.46.08	30)				
Street - minimum	20 feet <sup>(X)(Y)</sup>	20 feet <sup>(X)(Y)</sup>	15 feet	10 feet	25 feet	WCC 10.46.080(2) (X) 15 feet from private lanes (Y) 15 feet for cluster subdivisions
Street side - minimum	10 feet	10 feet	10 feet	10 feet	20 feet	WCC 10.46.080(2)(a)(ii)
Street - minimum, individual garage, carport		20 1	<u> </u> reet		25 feet	WCC 10.46.080(2)(b)
Street - maximum	N/A	N/A	N/A	N/A	300 feet	WCC 10.46.080(2)
Rear - minimum	20feet	20feet	15 feet <sup>(X)</sup>	10 feet <sup>(Y)(Z)</sup>	45 feet	WCC 10.46.080(3)  (X) 10 feet if adjacent to an alley.  (Y) 15 feet for ground-

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
						related dwelling units (Z) WCC 10.46.090 (2)(c)
Side - minimum	5 feet	5 feet	5 feet	6 feet	10 feet	WCC 10.46.080(4)
Internal - minimum	10feet	10feet	10feet	10feet	N/A	WCC 10.46.080(5)
Building & Density S	Standards					
Maximum building height	30 feet	30 feet	35 feet	60 feet <sup>(X)(Y)</sup>	30 feet	WCC 10.46.090  (X) WCC 10.46.090 (2)(b)  (Y) WCC 10.46.090 (2)(c)
Maximum lot coverage	40%	45%	55%	55%	20%	WCC 10.46.100
Duplexes, townhouses & multifamily	50%	55%	55%	55% <sup>(X)</sup>	N/A	(X) WCC 10.46.100 (2)(a)
Cluster lots	55%	55%	N/A	N/A	N/A	
Maximum density	6 dwelling units per acre	8 dwelling units per acre	20 dwelling units per acre	40 dwelling units per acre	1 dwelling unit per lot	WCC 10.46.110

# 10.46.030 Mixed use development chart.

General Dimensional Standards.

Standard	оми	WMU	RMU	Conditions/ Exceptions / Reference
Minimum Lot Dimensions				
Minimum lot area	3,000sf	None	5,000sf	WCC 10.46.060
Lot width	40 feet	None	40 feet	WCC 10.46.070
Lot with alley access	30 feet	None	30 feet	
Lot depth	80 feet	None	80 feet	WCC 10.46.070
Minimum Setbacks (WCC 1	0.46.080)		•	
Street	10 feet	None	10 feet, except 25 feet for frontage on Orondo Ave.	WCC 10.46.080(2)
Street, individual garage, carport	20 feet	20 feet	20 feet	WCC 10.46.080(2) and WCC 10.46.080(2)(b)
Rear	10 feet <sup>(X)</sup>	None <sup>(X)</sup>	10 feet <sup>(X)</sup>	WCC 10.46.080(3) and WCC 10.46.080(3)(f)  (X) WCC 10.46.090(2)(c)
Side	5 feet <sup>(X)(Y)</sup>	None <sup>(Y)</sup>	5 feet <sup>(Y)</sup>	WCC 10.46.080(4)  (X) WCC 10.46.080(4)(d)  (Y) WCC 10.46.090(2)(c)
Building & Density Standa	rds			
Maximum building height	60-feet <sup>(Y)</sup>	90 feet <sup>(X)(Y)</sup>	60 feet <sup>(Y)</sup>	WCC 10.46.090  (X) 60 feet between First & Kittitas Streets(Y) WCC 10.46.090(2)(c)
Maximum lot coverage	50% <sup>(X)</sup>	100%	35% <sup>(X)</sup>	WCC 10.46.100 (X) WCC 10.46.100(2)

## 10.46.040 Nonresidential development chart.

General Dimensional Standards.

Standard	CN	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Minimum Lot Dimension	ns				

Standard	CN	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Lot area	10,000sf	None	None	None	WCC 10.46.060
Lot width	60 feet	None	None	40 feet	WCC 10.46.070
Lot with alley access	40 feet	None	None	40 feet	
Lot depth	100 feet	None	80 feet	80 feet	*
Setback Standards (WC	CC 10.46.080)				
Street - minimum	0-10 feet <sup>(X)</sup>	0-10 feet <sup>(X)</sup>	0-10 feet <sup>(X)</sup>	0 feet <sup>(Y)</sup>	WCC 10.46.080(2)  (X) WCC.10.46.080(2)(d)  (Y) WCC.10.46.080(2)(d)(v)
Front Street – maximum	15 feet for ground level non- residential uses	None	15 feet for ground level non- residential uses	None	
Minimum sidewalk widths	10 feet	12 feet	10 feet	None	10.46.080(2)(d)(i)
Street - minimum, individual garage, carport	20 feet	None	20 feet	None	WCC 10.46.080(2)(a) and WCC 10.46.080(2)(d)
Rear - minimum	0 feet <sup>(X)</sup>	0 feet <sup>(Y)</sup>	O feet <sup>(X)(Y)</sup>	0 feet <sup>(Y)</sup>	WCC 10.46.080(3)  (X) WCC 10.46.080(3)(f)  (Y) WCC 10.46.090(2)(c)
Side - minimum	5 feet	0 feet <sup>(X)(Y)</sup>	0 feet <sup>(X)(Y)</sup>	0 feet <sup>(X)(Y)</sup>	WCC 10.46.080(4)  (X) WCC 10.46.080(4)(e)-(f)
Building Standards					
Maximum Building Height	35 feet	90 feet <sup>(X)</sup>	90 feet <sup>(X)</sup>	90 feet <sup>(X)</sup>	WCC 10.46.090 (X) WCC 10.46.090(2)(c)
Maximum Lot Coverage	50% <sup>(X)</sup>	100%	100%	70%	WCC 10.46.100 (X) WCC 10.46.100(2)

10.46.050 Overlay development chart.(1) General dimensional standards. If additional development standards apply, they are listed in Chapter <u>10.40</u> WCC.

Standard	MRC	WMU-RRO	WMU-PO	Conditions/ Exceptions/ Reference
Minimum Lot Dimension	ons			

Standard	MRC	WMU-RRO	WMU-PO	Conditions/ Exceptions/ Reference
Lot Area	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.060
Lot Width	None	None	None	WCC 10.46.070
Lot Depth	None	None	None	WCC 10.46.070
Setbacks (WCC 10.46.08	80)			
Street	15 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(2)
Rear	10feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(3)
Side	5 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(4)
Building Standards				
MaximumBuilding Height	Same as underlying zoning district <sup>(X)</sup>	60feet	90 feet <sup>(Y)</sup>	WCC 10.46.090  (X) WCC 10.46.090(2)(c)  (Y) 60 feet between First and Kittitas Streets
Maximum Lot Coverage	55%	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.100

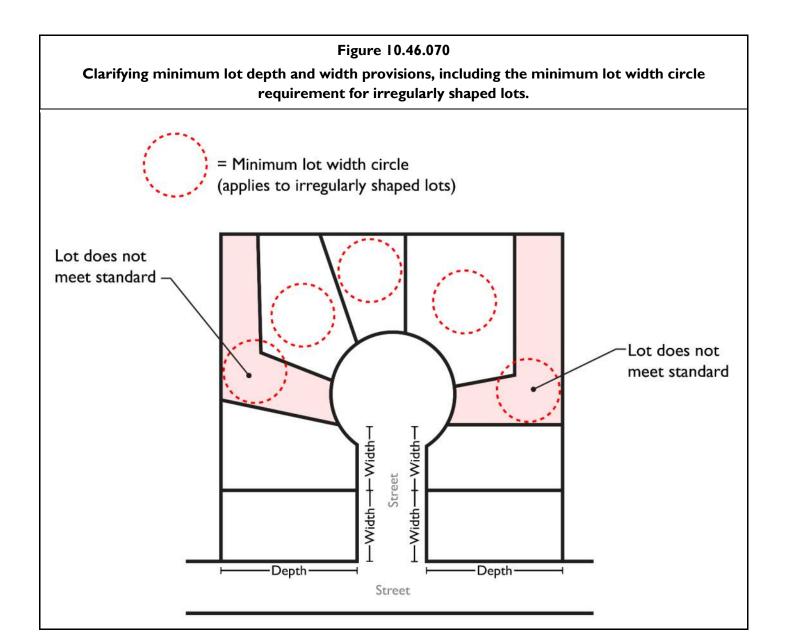
(2) Grandview Historic District Overlay. Standards applicable to the setbacks of primary structures in the Grandview historic district overlay as detailed in the Grandview Historic District Preservation Handbook, adopted by reference pursuant to WCC 10.40.060, supersede those development standards of the underlying zoning district. Accessory structures shall comply with the underlying zoning district standards. (Ord. 2016-22 § 1 (Exh. B); Ord. 2013-09 § 3; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.46.060 Minimum lot area calculations.

Minimum lot area calculations are based on the total land area contained within the boundary lines of any lot, tract or parcel of land, exclusive of public rights-of-way and private lanes in a tract, and may be expressed in square feet (sf) or acres.

#### 10.46.070 Minimum lot width and depth calculations.

- (1) For generally rectangular-shaped lots:
  - (a) Minimum lot width is measured at the building line or at the street lot line. For corner lots, minimum lot width is measured at the street lot line with the least street frontage.
  - (b) Minimum lot depth is measured between the midpoints of straight lines connecting the two street property corners and the two rear property corners.
- (2) For non-rectangular-shaped lots, the minimum lot-width circle applies to help ensure that there is a minimum buildable area included in each lot created consistent with the intent for each zoning district.
  - (a) The minimum lot width circle establishes that at least some portion of a lot shall be at least as wide as the minimum lot width. The lot width circle shall not include streams, wetlands, or their associate buffers as designated in Chapter 12.08 of the Wenatchee City Code.
  - (b) Lots created through unit lot subdivision are exempt from the minimum lot width circle stnadards.

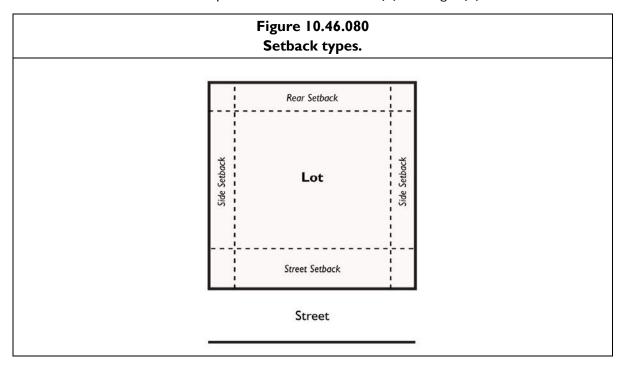


#### 10.46.075 Lot line angles.

Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

#### 10.46.080 Setback measurements and exceptions.

The development charts in this chapter provide minimum standards for street, side, rear, and interior setbacks. Figure 10.46.080 shows the location of some setback types on a typical lot. Clarification on how these setbacks are measured are provided in subsections (1) through (9) below.



- (1) Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line (unless where otherwise noted) in a plane horizontal to the ground. Setback directions and exceptions shall be determined as provided in subsections (2) through (5) below.
- (2) Street setbacks. The street setback is measured from the street right-of-way unless otherwise noted.
  - (a) Street setback clarifications/exceptions in all applicable zones:
    - (i) Street setbacks may be expanded in accordance with WCC 10.48.180 (Fences and clear view triangle).
    - (ii) For corner lots in residential zones, the street setback is measured from the street right-of-way that is the property's street address and primary access. The other lot frontage is referred to as the street side setback.
    - (iii) Roofed porches and covered entries may project a maximum of eight feet into the required street setback, provided such projections remain unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.
    - (iv) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required street setback [except for those elements described in subsection (iii) above].
    - (v) Bus amenities may be located within the street setback in accordance with WCC 10.48.120 and as agreed by the developer, transit authority, and the city.
    - (vi) Additional setbacks may be required for lots adjacent to rights-of-way with planned improvements. Minimum distance from the centerline of the right-of-way equal to one-half of the required public right-of-way based on the public road classification, and for private roads, one-half of the required easement.
    - (vii) Street setbacks are applicable to both public streets and private lanes except as may otherwise be provided in City Code.
  - (b) Street garage and carport setback standards in all zones. Street setbacks for individual garages and carports apply to the front doors of individual private garages or the front projection of a carport and do not apply to underground or above-ground parking structures shared by tenants of multifamily developments.

- (c) Street setback clarifications/exceptions in residential zones:
  - (i) A lot in a residential district joined on one or both sides by lots on which structures are set back less than the district minimum may observe a required street setback equal to the average of the adjacent structures or the average of the district minimum and an adjoining structure.
  - (ii) In all residential districts except the RH zone, setbacks on corner lots may be reduced to a minimum of 10 feet from the street right-of-way on the one side without a front entrance. In this case, subsections (2)(a)(ii)-(iii) and (2)(c)(iii) of this section are not applicable.
  - (iii) When the garage in the RF, RS or RL district is oriented to the side or located at or behind the required street setback, the front of the residence may extend five feet into the front setback.
  - (iv) Upper floor decks constructed over driveways may project a maximum of eight feet into the required street setback in the RF, RS, and RL zones and up to three feet in the RM zone, provided such projections remain unenclosed, except for required guard rails.

# Figure 10.46.080(2)(a) Permitted street setback projections.



Roof porches/covered entries (left image) may project a maximum of 8-feet into the required street setback. Upper level decks placed over driveways (right image) may project up to 8-feet into the required street setback in the RF, RS, and RL zones and up to 3-feet in the RM zone.

- (d) Street setback clarifications in mixed-use and non-residential zones:
  - (i) Minimum street setbacks shall accommodate minimum sidewalks widths per district, street, or block when specified. In the CBD zone, second floor spaces may extend over sidewalk to the right-of-way line.
  - (ii) 10 feet minimum street setbacks are required for ground floor residential uses. Exceptions:
    - (A) Live-work residences provided they meet the provisions of subsection (2)(c)(iv) below.
    - (B) The street setback may be reduced to a minimum of 5 feet in the CBD, NWBD, SWBD, and WMU zones where the development conforms to Residential Development Guideline C.1.1 (Ground-related units facing streets, common pathways or common open spaces).
  - (iii) Designated pedestrian oriented streets per Figure C.1.d in the Residential Development Guidelines are subject to setback and façade standards in Residential Development Guideline C.1 and E.4.
- (3) Rear setbacks.
  - (a) Roofed porches may project a maximum of four feet into the required rear setback, provided the porch structure remains unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.
- (b) Decks and steps that are no taller than 48 inches above grade may project into the required rear Wenatchee City Code Chapter 10.46 Draft Update October 9, 2019 Page | 9

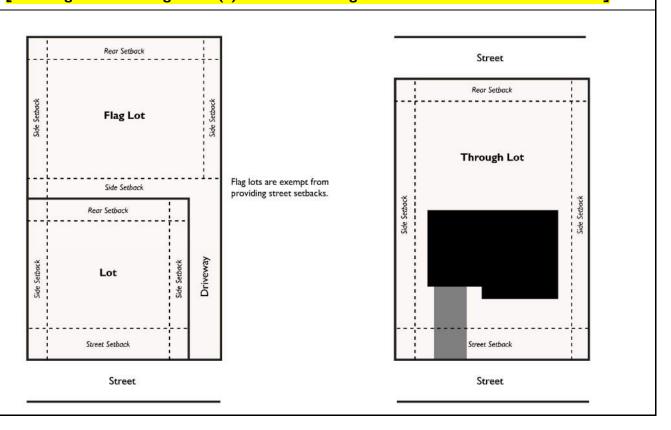
setback.

- (c) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required rear setback.
- (d) Accessory structures may observe a five-foot setback in the rear setback provided:
  - (i) The structure is not greater than 20 feet in height.
  - (ii) No projections (eaves, etc.) are within three feet of a property line.
  - (iii) No combination of structures extends more than 50 percent of the horizontal distance of the rear property line.
- (e) Residential accessory structures may observe a zero setback where the rear property line is adjacent to an alley (except a minimum setback of five feet is required where a garage door faces the alley), provided the structure covers less than 50 percent of the rear property line and is no greater than 20 feet in height.
- (f) In the OMU, RMU, CN, NWBD and SWBD zones where the rear setback abuts a residential zone, the minimum rear setback shall be the same as the minimum rear setback of the abutting zone.
- (4) Side setbacks.
  - (a) Eaves, cornices, awnings or other architectural projections may project two feet into required side setback.
  - (b) Accessory structures may observe a five-foot setback in the side setback; provided, that no projections (eaves, etc.) are allowed within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the side property line.
  - (c) Residential accessory structures may observe a zero setback where the side property line is adjacent to an alley, provided the structure covers less than 50 percent of the side property line and is no greater than 20 feet in height.
  - (d) In the OMU zone, when abutting the RS, RL, or RM zone, the minimum setback shall increase by one-foot for every two feet of additional building height over 20 feet.
  - (e) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum side setback shall be the same as the minimum side setback of the abutting zone.
  - (f) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum setback shall be increased by one foot for each one foot the proposed structure exceeds the maximum height of the abutting residential zone.
- (5) Interior setbacks refer to the minimum distance between detached dwelling units (where allowed).
- (6) Setbacks for lots served by a shared driveway.. Lots that do not abut a public street but are served by a shared driveway, are exempt from street setback requirements. Such lots shall have a rear lot line designated, typically opposite from the shared driveway, and all other lot lines are considered side lot lines [see Figure 10.46.080(6)].

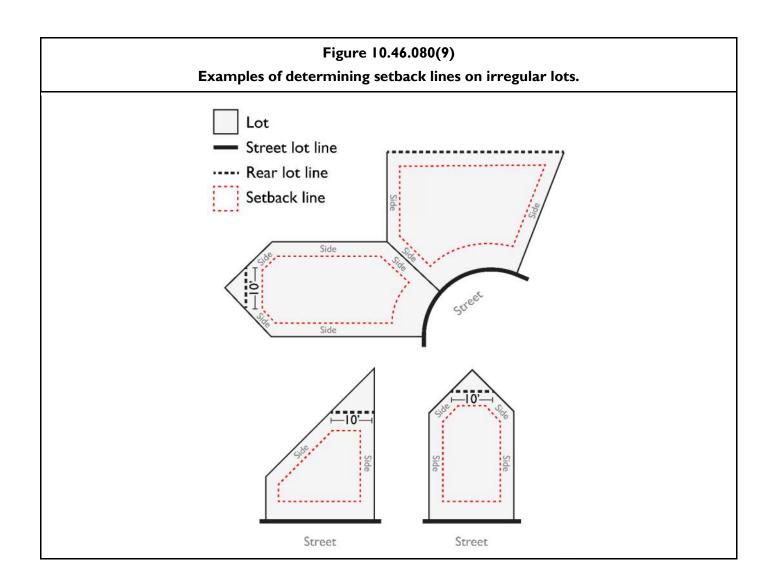
# Figure 10.46.080(6)

### Clarification of setbacks on flag and through lots.

[left image does not align with (6) above. This image will be revised for the final version]

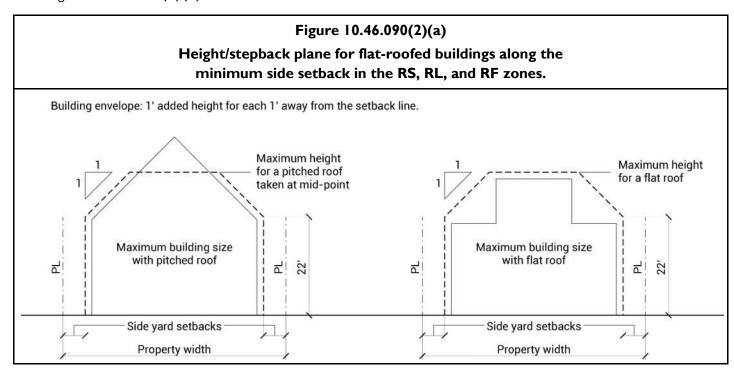


- (7) Setbacks for single family courtyard. See WCC 10.47.070(2)(c) for applicable standards and examples.
- (8) Through lots. For lots featuring frontage on more than one public or private street, the street setback is measured from the street right-of-way that is the property's street address and primary access. The opposite lot frontage is considered the rear setback.
- (9) Setback measurements for irregular lots. Setback distances established for residential zones are based on rectangular lots. Nonrectangular lots, lots with three sides or more than four sides, curved property lines, and other nonstandard lots require special measurement techniques in order to achieve the purpose of setback requirements:
  - (a) Rear setbacks. In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the street lot line shall be considered the rear lot line for purposes of determining required setbacks and for interpretation of other provisions of this code [see Figure 10.46.080(9)].
  - (b) Side setbacks. All lot lines which are not street or rear lot lines shall be considered interior side lot lines for the purpose of measuring setbacks.
  - (c) Determination by the city. Where a building site is situated in such that it is unclear which should be considered the street, rear, and sides, required setbacks shall be as determined by the director in compliance with the following criterion: required setbacks shall not permit the placement of buildings on the site in a manner that will constitute a grant of special privileges inconsistent with the limitations placed on other properties in the vicinity and incompatible with surrounding uses.

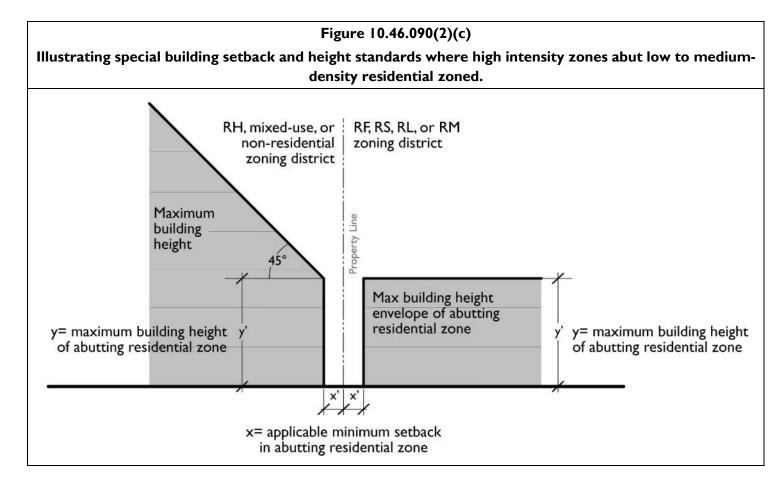


### 10.46.090 Building height calculations, exceptions, and modifications.

- (1) Building height calculations:
  - (a) Building height, except where otherwise noted, is measured to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation.
  - (b) No building shall have a non-averaged height measured from the finished grade to the highest point of the building on the downslope façade(s) as to exceed the underlying maximum height by an extent equal to or greater than 15 percent.
  - (c) No building shall have a non-averaged height measured from the finished grade to the highest point of the building as to exceed the underlying maximum height by an extent equal to or greater than 15 percent.
- (2) Special zone or area-specific height standards/exceptions:
  - (a) For the RS, RL and RF zones, flat-roofed structures (featuring a roof slope of less than 10-degrees) are subject to the following maximum height/stepback plane: From a height of 22-feet at the minimum side setback, the maximum building height envelope shall step back at a 45-degree angle (one foot setback for every one foot of additional height) away from the side property line as shown in Figure 10.46.090(2)(a) below.



- (b) For those portions of the RH zone north of the Wenatchee River, the maximum building height shall be 35 feet.
- (c) Special building setback and height standards where high intensity zones abut low to medium-density residential zones. For RH, mixed-use, or non-residential zoned sites abutting RF, RS, RL, or RM zones, the side and rear setback shall be the same as the applicable residential zoning district, up to the maximum height limit of the applicable residential zoning district, above which the minimum side setback shall increase at a 45-degree angle inward up to the maximum height of the applicable zoning district. See Figure 10.46.090(2)(c) for an illustration.



- (3) Exceptions exceeding height limits. The following structures may be erected above the height limits established in the dimensional standards in WCC 10.46.030-060:
  - (a) Except as may otherwise be prohibited by the FAA Regulations, the height limitations do not apply to church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio masts, aerials and similar structures.
  - (b) Exceptions for multifamily and non-residential development:
    - (i) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to ten feet, provided the area with the added height is limited to what is necessary to screen or enclose the use. Such structures constructed for non-residential or multifamily uses are subject to screening standards in Chapter 10.62 WCC.
    - (ii) Fire or parapet walls may exceed the height limit by up to five feet.

#### 10.46.100 Lot coverage calculations.

Lot coverage refers to the area of a lot which is covered covered/occupied by a roofed building or buildings, usually expressed in square feet (sf) or percentage (%) of land on the lot.

- (1) Lot coverage calculation details and clarification:
  - (a) The area measured horizontally at the outside of external walls or supporting members of all primary and accessory structures.
  - (b) The roof overhang shall not be included in the lot coverage unless it exceeds two feet, in which case only the outer two feet is excluded from the calculation of lot coverage.
  - (c) Open beams and lattice work without a roof are not considered part of the lot coverage.
  - (d) Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area do not count in lot coverage.
- (e) Covered porches or decks that are not enclosed, are less than 120 SF in footprint and are less than Wenatchee City Code Chapter 10.46 Draft Update October 9, 2019 Page | 14

- 42 inches above grade do not count as lot coverage.
- (f) For lots which share an access easement (e.g.: for a shared drive) the easement may be counted as lot area for the purpose of lot coverage calculation for the lot on which the easement is placed.
- (2) Zone-specific exceptions:
  - (a) In the RH, OMU, RMU, and CN zones, the maximum lot coverage may be increased to 75-percent allowed for projects that employ structured parking for 80-percent of their required parking. Structured parking refers to parking facilities that are shared by multiple units or tenants and are enclosed within a structure.

#### 10.46.110 Density calculations.

- (1) Calculations for determining maximum density, where expressed in dwelling units per acre.
  - (a) The entire gross site area may be used in the calculation of the maximum allowed residential density including half of the adjacent City or county right-of-way (to the centerline).
- (2) How to calculate density. Maximum density for an individual site shall be calculated by multiplying the site area (in acres) by the maximum dwelling units/acre in the applicable zone. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
  - (a) Fractions of 0.50 and above are rounded up.
  - (b) Fractions below 0.50 are rounded down.

# WENATCHEE RESIDENTIAL USE STANDARDS: NEW CHAPTER 10.47

Draft October 9, 2019

#### NOTES:

• The following text is a proposed new chapter in the Wenatchee City Code

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# Chapter 10.47 RESIDENTIAL USE STANDARDS

#### 10.47.010 Purpose.

The purpose of the residential use standards is to provide a concise reference to requirements applicable to residential uses and specific housing types.

#### 10.47.020 Residential structures.

All residential structures where allowed by Chapter <u>10.10</u> WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. All residential dwellings shall meet the following provisions:

- (1) All dwellings shall be placed on a permanent foundation with the space between the bottom of the home and the ground enclosed by concrete or an approved concrete product which can be either load-bearing or decorative.
- (2) A dwelling shall be not less than 14 feet in width at the narrowest point of its first story.
- (3) All designated manufactured homes located within the city on an individual lot of record, not within a manufactured home park, shall be new, not previously titled to a retail purchaser, no more than three years old on the date of installation, and composed of at least two fully enclosed parallel sections.

#### 10.47.030 Residential design guidelines.

The document entitled Wenatchee Residential Design Guidelines, latest edition thereof, is adopted and incorporated by this reference as if set forth in full.

#### 10.47.040 Accessory dwelling units (ADU)

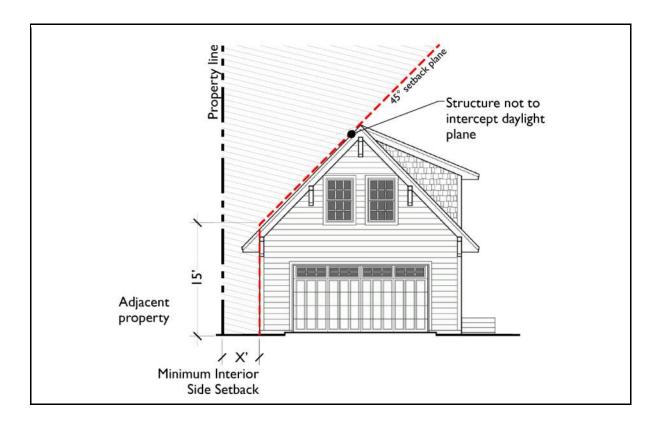
All accessory dwelling units, where defined in WCC 10.08.040 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The purpose of this section is:
  - (a) To regulate the establishment of accessory dwelling units within or in conjunction with single-family dwellings while preserving the character of single-family neighborhoods.
  - (b) To make it possible for adult children to provide care and support to a parent or other relatives in need of assistance;
  - (c) To provide increased security and companionship for homeowners;
  - (d) To provide the opportunity for homeowners to gain the extra income necessary to help meet the rising costs of home ownership; or to provide for the care of disabled persons within their own homes.
- (2) Standards for all accessory dwelling units, including those attached to the main residence and those that are in a separate building but on the same property.
  - (a) Form. An ADU may be created within, or detached from, any existing or new single-family dwelling as a subordinate use. Dwelling units that are physically separated from the primary structure, that is in a separate building, are "detached accessory dwelling units" (DADUs):
  - (b) Number. No more than one ADU may be created per legal lot of record.
  - (c) Occupancy. Only the property owner, which shall include title holders and contract purchasers, may apply for an ADU. For properties in the RS and RL zones, the property owner shall occupy either the primary dwelling or the ADU as their principal residence for at least six months of the year.
  - (d) Minimum parking. A minimum of three parking spaces shall be provided for the principal and accessory dwelling units. On non-arterial streets where on-street parking is available (as approved by the City Engineer), abutting the lot, only two off-street spaces shall be provided for the principal and accessory dwelling units.
  - (e) Maximum size. In no case shall an ADU be larger than 50-percent of the habitable floor area of the principal dwelling, nor more than 800 square feet of gross floor area.

- (f) Living facilities. The ADU shall include, at a minimum, kitchen, bathroom and sleeping facilities.
- (g) Entrance location. If a separate outside entrance is necessary for an ADU located within the primary dwelling, that entrance shall be located either on the rear or side of the building.
- (h) Home occupations. A home occupation may be permitted in either the primary dwelling or the ADU but not in both if otherwise allowed in the WCC.
- (i) Utilities. Utilities for an ADU shall be metered jointly with the primary dwelling except as otherwise required by ordinance.
- (j) Addressing. An address shall be assigned by the City at the time of building permit issuance.
- (k) Covenants. The property owner shall file a restrictive covenant with Chelan County's auditor's office for the subject property prior to final building inspection approval for the ADU. The recorded information shall:
  - (i) Identify the address of the property;
  - (ii) State that the owner(s) resides in either the principal or accessory dwelling unit;
  - (iii) State that the owner(s) will notify any prospective purchasers of the limitations of the ADU;
  - (iv) State that the ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and
  - (v) Provide for the removal of the ADU if any of the requirements of this title are violated.
- (3) Standards for all detached accessory dwelling units (DADU): (NEW)
  - (a) Setbacks. DADUs shall meet rear and side yard accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.
  - (b) Usable open space. All lots containing ADU's and DADU's are subject to minimum usable open space standards for single family uses as set forth in WCC 10.47.050(e).
  - (c) Maximum height.
    - (i) DADUs with a roof pitch of 6:12 or greater: 25 feet.
    - (ii) DADUs with a roof pitch of less than 6:12: 20 feet.
    - (iii) Special side setback standards for DADUs: From a height of 15 feet at the minimum side setback, DADU's shall step back at a 45-degree angle away from the side property line as shown in Figure 10.47.040(3)below.

Figure 10.47.040(3)
Height/setback plane for DADU's

along side setbacks.



#### 10.47.050 Single family dwellings

All single-family dwellings, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose.
  - (a) To enhance the character of the street and neighborhood.
  - (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
  - (c) To de-emphasize garages and driveways as major visual elements along the street.
  - (d) To provide usable open space for residents.
- (2) Standards.
  - (a) Entry standards.
    - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings. The driveway may be used for pedestrian access.
    - (ii) All new dwellings shall provide a covered pedestrian entry with minimum weather protection of four feet by four feet (a covered porch or recessed entry).
    - (iii) See the street setback exception for roofed porches and covered entries in WCC 10.46.080(2)(a)(ii).
  - (b) Driveway standards.
    - (i) Minimum and maximum driveway widths for single family houses facing a public street as measured at the property/right-of-way line are set forth in Table 10.47.050(2)(b) below. Paved areas for vehicle storage or other uses may be wider if they are no less than five feet from the street property/right-of-way line.

## Table 10.47.050(2)(b)

Driveway width measured at the property/right-of-way line.

Use Type	Minimum Width	Maximum Width
Residential		
Lot width = 50 feet or greater	I0 feet	I8 feet
Lot width < 50 feet	I0 feet	I 2 feet or I 8 feet if shared with adjacent lot

- (c) Garage and carport setbacks. Garages and carports are subject to the setback standards in Chapter 10.46 WCC.
- (d) Garage standards. Garages (attached or detached) may occupy no more than 50-percent of the width of the ground-level façade facing the street. Garage doors may exceed this limit up to a maximum of 65-percent of the width of the ground level façade facing the street provided at least two of the following design details are utilized:
  - (i) A decorative trellis over at least the entire width of the garage door(s).
  - (ii) A window or windows are placed above the garage on a second story or attic wall.
  - (iii) A balcony that extends out over the garage and includes decorative support columns.
  - (iv) Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages.
  - (v) Windows on the garage door.
  - (vi) Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

# Figure 10.47.050(2)(d) Garage design detail examples.



A decorative trellis over the garage door.

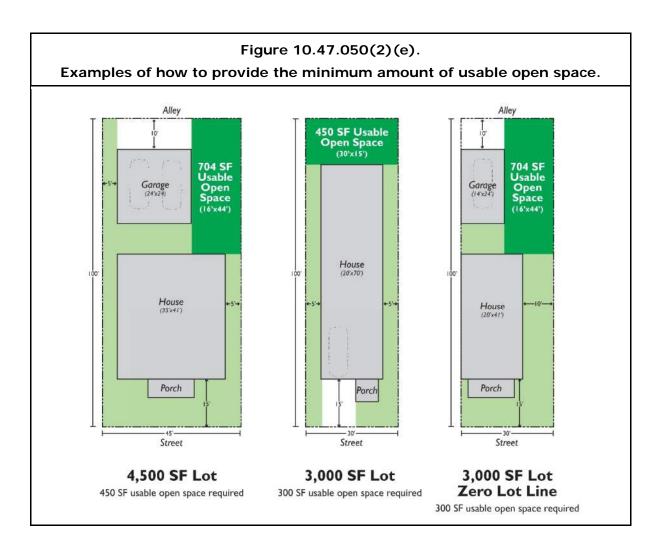


A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.



A balcony over garage with decorative support columns.

- (e) Standards for minimum useable open space.
  - (i) All new single-family dwelling units shall provide a contiguous open space to the side or rear of the dwelling with a minimum dimension of 15 feet on all sides. This space may not be used for vehicle or other large object storage but be available for human activity. The open space may be in the street setback if facing a private lane.
  - (ii) The open space(s) shall be equivalent to 10-percent (minimum) of the lot area. For example, a 4,000 square foot lot would require a contiguous open space of at least 400 square feet, or 20 feet by 20 feet in area. Figure 10.47.050(e) illustrates some configurations that comply for residences with alley access,
  - (iii) Drive aisles shall not count in the calculations for usable open space.
  - (iv) Additions shall not create or increase any non-conformity with this standard.



(f) Multiple single family dwellings on one lot. Multiple single family dwellings may be placed on one lot provided the dwellings are located and designed in a manner so that the lot could be subdivided in the future and meet applicable lot dimensions, setbacks, and lot coverage standards applicable to the zoning district and other applicable standards in this section. Permitting multiple single-family dwellings on a single lot in no way guarantees the ability to subdivide in the future. Future proposed land divisions would need to meet the standards in place at the time of application.

#### 10.47.060 Single family - cluster.

All single-family cluster developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Single family cluster developments are subject to the specialized lot dimension and lot coverage standards in WCC 10.46.020 that allow for lot sizes close to 50 percent of the size of standard lots. However, single family cluster developments are subject to the standard maximum building height limits and maximum density prescribed for the applicable zone along with the standards for single family dwellings in WCC 10.47.050.
  - (a) All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes. The open space shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner.

(b) The open space created and set aside shall remain for preservation, recreation and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the

subdivision or, where the land has been deeded to the city of Wenatchee, to the public.

- (2) As an alternative to the cluster provisions in subsection (1) above, lots may be exempted from minimum lot area, depth, width, and rear setback standards, provided they are arranged in clusters of four to 12 dwelling units around a centralized common open spaces and meet the following standards:
  - (a) Development parameters based on compliance with the provisions herein shall be placed on the final plat or final unit lot subdivision.
  - (b) Cluster single family developments shall meet zoning district density standards.
  - (c) Setbacks.
    - (i) Dwellings built along streets and side property lines along the perimeter of the development are subject to the applicable street and side setbacks in WCC Chapter 10.46.020.
    - (ii) Dwellings built along rear property lines shall maintain ten-foot minimum setbacks.
    - (iii) The minimum internal setback between dwellings is ten-feet.
  - (d) At least 50-percent of the dwellings shall abut a common open space meeting the standards in subsection (3) below. Direct access to the common open space shall be provided for each dwelling by a paved walkway. Shall also conform with Residential Design Guideline D.3 (Residential open Space Elements).
  - (e) Site design and orientation. Dwellings within a cluster development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the development. A cluster subdivision shall not be designed to "turn its back" on the surrounding neighborhood by locating rear yards to face a public street.
    - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the dwelling entry is required.
    - (ii) All new dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Section C.1 (Ground related units facing streets, common pathways, or common open space), Section C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and Section E.5.1. (Building entrances: configuration and details).
    - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the dwellings in the cluster subdivision [see subsection (g) below]. Direct access to the common open space shall be provided for each dwelling by a paved walkway. Shall also conform with Residential Design Guideline Section D.3 (Residential open space elements).
    - (iv) One existing single-family dwelling may be incorporated into a cluster development. Nonconforming residences with respect to architectural standards shall be permitted.
    - (v) A cluster development may contain one community building that is clearly incidental in use and similar in size and architectural design of the dwellings. Such community building shall be commonly owned by the residents.
    - (vi) Cul-de-sacs are not permitted within a single family-cluster development, unless it can be demonstrated that no other configuration is feasible.
  - (f) Building design and orientation. Shall conform with Section E in the Residential Design Guidelines.
  - (g) Common open space standards.
    - (i) A common open space is required for each cluster of four to 12 dwellings.
    - (ii) A minimum of 300 square feet of common open space shall be provided per dwelling unit.
    - (iii) Each common open space shall be a minimum of 1,500 square feet in size with no dimension less than 25 feet, regardless of the number of dwelling units.
    - (iv) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.

- (v) Fences are not allowed within any common open space area.
- (vi) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
- (h) Private open space. Each dwelling shall include a minimum of 400 square feet of private open space (in addition to common open space). The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space.
- (i) Surface water management facilities may be included in the required private and common open space areas provided they are designed to provide functional recreational uses for the residents.
- (j) Driveway, access, parking, and garages.
  - (i) Dwellings adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
  - (ii) Parking and garages for individual dwellings may be configured separately on each lot or dwelling site (attached or detached) or clustered in shared parking areas.
  - (iii) Parking areas and garages (individual or shared) shall not be sited adjacent to common open spaces. The Director may allow exceptions where site and/or building design features are integrated to minimize the impacts of garages and parking areas on the function and character of the common open space.
  - (iv) Where parking areas and garages are provided on each dwelling lot or site, shared private lanes may be used to access up to six dwelling units. Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:
    - (A) Maximum length: 150-feet.
    - (B) Minimum width: 15-feet paved lane within a 20-foot wide easement.
  - (v) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.
- (k) Landscaping. Shall also conform with Residential Design Guidelines Section D.1.
- (l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

#### 10.47.070 Single family – courtyard.

All single-family courtyard developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. To allow greater flexibility to integrate infill single family lots served by a shared private lane.
- (2) Standards.
  - (a) Maximum number of lots served by a shared private lane: Six (this includes lots fronting the street on either side of the private lane as shown in Figure 10.47.070).
  - (b) Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:
    - (i) Maximum length: 150-feet (see Figure 10.47.050 for examples).
    - (ii) Minimum width: 15-feet paved lane within a 20-foot wide easement.
    - (iii) Maximum number of lots: Six in a single family courtyard development.
  - (c) Setback standards and options for lots served by a shared private lane:
    - (i) Lots fronting on a public street and containing a shared private lane on one side are considered corner lots for the purpose of determining setbacks [see WCC 10.46.080(1)(c) for details].
    - (ii) Open space standards of WCC 10.47.050(e) apply.
    - (iii) Garages facing a shared private lane easement shall be setback at least 20 feet from the

easement line.

- (iv) For interior lots featuring a shared private lane and easement extending through one side of the lot, no street setback is required. Such lots are subject to side setbacks on three sides. For the side of the lot featuring the access easement, the side setback is applied from the edge of the easement. The rear setback is located opposite the shared private lane.
- (v) Lots sited at the terminus of a shared private lane easement are exempt from the street setback requirement. Such lots shall meet side setbacks on three sides and a rear setback on one side.
- (3) See Figure 10.47.070(3) for examples of subdivisions served by shared private lanes and clarification of street, interior, and rear setbacks.



### 10.47.080 Infill-Cottage housing (two to three units).

Infill-cottage housing developments refer to a type of cottage housing (defined in WCC 10.08.050) that feature between two to three cottage dwellings. Infill-cottage housing developments, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

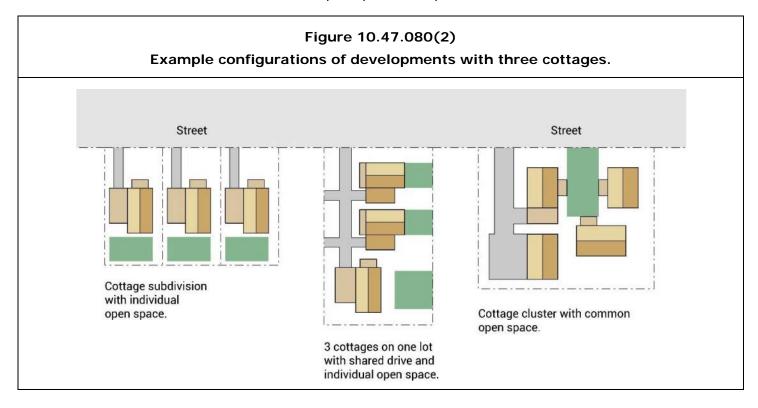
(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To ensure compatibility with neighboring uses.
- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

#### (2) Standards.

- (a) Occupancy: Cottage housing development options include ownership, rental, condominium, and subdivision. One existing single-family dwelling may be incorporated into an infill-cottage housing development. Nonconforming residences with respect to architectural standards shall be permitted.
- (b) Minimum and maximum number of cottages.
  - (i) Two units minimum.
  - (ii) Three units maximum.
- (c) Maximum cottage size: The total floor area for cottages shall not be larger than 1,000 square feet gross floor area.
- (d) Density: For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for between 1.0 and 1.49 dwelling units, two cottages complying with the provisions herein may be built. For an existing lot that qualifies for between 1.50 and 1.99 dwelling units, three cottages may be built.
- (e) Setbacks.
  - (i) Cottages built on existing individual lots shall be subject to the standard street and side setbacks in WCC 10.46.020. The minimum rear setback shall be 15 feet.
  - (ii) Where multiple cottages are clustered on a parent lot or the units on that lot are subdivided as a unit lot subdivision, the standard front, side, and rear setbacks in WCC 10.46.020 apply to the lot lines of the parent lot(s). The minimum internal setback between cottages is ten feet.
  - (iii) Two cottages may share a common wall with no side yard setback in a duplex arrangement.
- (f) Access standards.
  - (i) Cottages, where subdivided on their own individual lots, may be accessed by private individual driveways, provided such driveways meet the standards of WCC Table 10.47.050.
  - (ii) A shared driveway meeting the requirements of WCC 11.20.020(11)(i-xi) is allowed. Such shared driveway may be used to access up to three cottage dwellings, provided all other applicable standards are met.
- (g) Entry standards. Shall conform with Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.
- (h) Parking and garages.
  - (i) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
  - (ii) Garages with a footprint of up to 300 square feet may be attached to individual cottages provided such garages meet setback standard set forth in subsection (iii) below.
  - (iii) Garages and carports are subject to the setback standards in Chapter 10.46 WCC.
  - (iv) Garages and other parking facilities for the cottages may be located or clustered to the side or rear of cottages. Detached and shared garages or carports are limited in size to 300 square feet footprint per cottage (e.g., up to 900 square feet if shared between three cottages).
- (i) Maximum height: Notwithstanding 10.46.020 WCC, the maximum of cottages built under this section is 25 feet where a minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided. Otherwise, the maximum cottage height is 18 feet.

- (j) Minimum open space. Cottage developments may meet their open space standards either with private open spaces or common shared open spaces:
  - (i) Cottage developed on private individual lots are subject to the minimum usable open space standards for single family dwellings in WCC 10.47.050(e).
  - (ii) Cottages opting to include shared common open spaces shall integrate such space located between and directly accessible to the cottages. The common open space shall contain at least 250 square feet per unit with no dimension less than 20 feet. Common open space shall be improved for passive or active recreational use. Common open spaces are subject to the Residential Design Guidelines Section C.3.2.b. Examples may include, but are not limited to, courtyards, open lawn areas, landscaped picnic areas or gardens. Common open space shall be located in a separate tract or tracts, and owned in common by all property owners.
- (k) Landscaping. Shall conform with Residential Design Guidelines Section D.1
- (l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.



#### 10.47.090 Cottage housing (four or more units).

Cottage housing, where defined in WCC 10.08.050 and where allowed by Chapter <u>10.10</u> WCC, District Use Chart, shall meet the following standards when four or more units are proposed unless otherwise regulated within this code.

- (1) Purpose.
  - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
  - (b) To provide opportunities for more affordable housing within single-family neighborhoods.
  - (c) To encourage creation of functional usable open space in residential communities.
  - (d) To promote neighborhood interaction and safety through design.
  - (e) To ensure compatibility with neighboring uses.
  - (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

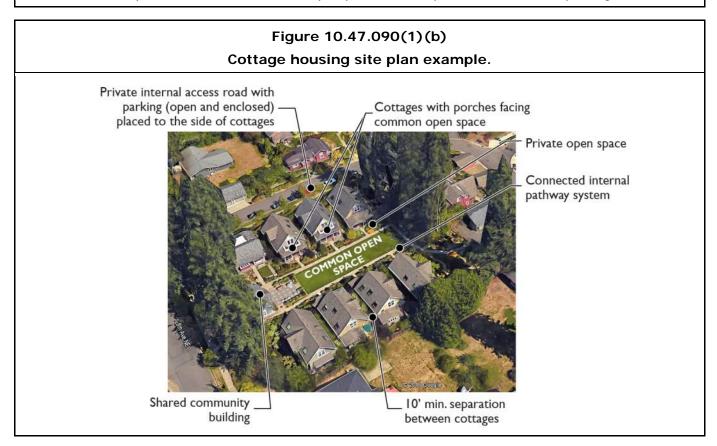
# Figure 10.47.090(1)(a) Cottage housing development examples.







Left example: Note the transition between the common open space on the left and the cottages includes a semi-private garden space and a porch. The middle and right images illustrate the standard "commons" as a simple green space for informal recreation activities. In all examples, the units orient towards the open space and include porches and a small semi-private garden.



#### (2) Standards.

- (a) Cottage housing development options include ownership, rental, condominium, and subdivision.
- (b) Subdivision: Where a cottage housing development involves a subdivision, development parameters as determined by the City shall be placed on the final plat or final unit lot subdivision.
- (c) Minimum and maximum number of cottages.
  - (i) A single cottage housing development shall include a minimum of four dwelling units.
  - (ii) Four to 12 cottage structures may make up a cluster (a grouping of cottages situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).
- (d) Maximum cottage size: The total floor area for a cottage shall be no greater than 1,200 square feet.; provided, the ground floor is not greater than 800 square feet.

- (e) Density: For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for three dwelling units would qualify for six cottages.
- (f) Setbacks.
  - (i) Cottages built along streets are subject to the applicable street setbacks in WCC Chapter 10.46.
  - (ii) Cottages built adjacent to side property lines are subject to the applicable side setback.
  - (iii) Cottages built along rear property lines of the parent lot(s) shall maintain a ten-foot minimum setback in the RS and RL zones and a five-foot minimum setback in all other applicable zones.
  - (iv) The minimum internal setback between cottages is ten-feet, except that two cottages may share a common wall as in a duplex configuration. Within a given development, up to 1/2 of the cottages may feature the shared wall/duplex configuration.
- (g) Site design and orientation. Dwellings within a cottage housing development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the cottage project. A cottage development shall not be designed to "turn its back" on the surrounding neighborhood by locating rear yards to face a public street.
  - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new cottage dwellings.
  - (ii) All new cottage dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
  - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the cottages in the development (see open space standards below); direct access to the common open space shall be provided for each cottage by a paved walkway. Shall also conform with Residential Design Guideline D.3 Residential open Space Elements.)
  - (iv) One existing single-family dwelling may be incorporated into a cottage housing development of six or more cottages as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
  - (v) A cottage housing development may contain one community building that is clearly incidental in use and similar in size and architectural design of cottages. Such community building shall be located on the same site as the cottage housing development and be commonly owned by the residents.
  - (vi) Cul-de-sacs are not permitted within a cottage development, unless it can be demonstrated that no other configuration is feasible..
- (h) Building design and orientation. Shall also conform with Section E in the Residential Design Guidelines
- (i) Open Space.
  - (i) A common open space is required for each cottage cluster.
  - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
    - (A) Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
    - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
    - (C) Fences are not allowed within any common open space area.

(D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.

See Figures 10.47.090(1)(a) and (b) for examples.

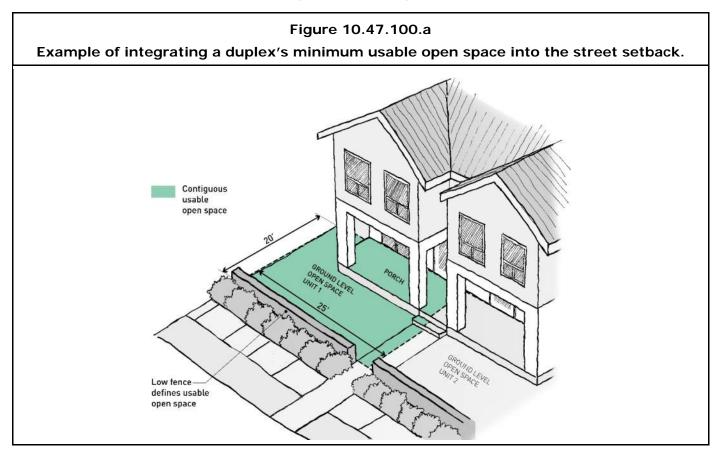
- (iii) Each cottage unit shall include a minimum of 200 square feet of private open space (in addition to common open space. The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.
- (iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (j) Access, driveways, parking, and garages.
  - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
  - (ii) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
  - (iii) Cottages adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
  - (iv) Parking areas shall be located to the side or rear of cottage clusters (not between the cottages and the street front unless no other configuration is feasible, as determined by the director) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
  - (v) Private garages are allowed to be attached to or detached from individual cottages if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.
  - (vi) Enclosed parking areas may be grouped into a single structure. . Individual garage doors shall be one car width.
- (k) Landscaping. Cottage housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. Shall also conform with Residential Design Guidelines Section D.1.
- (I) Architectural design. Shall comply with Residential Design Guidelines Section E: Building Design
- (m) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.47.100 Duplexes.

All duplexes, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these duplex design standards is to:
  - (a) To enhance the character of the street and neighborhood.
  - (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
  - (c) To de-emphasize garages and driveways as major visual elements along the street.

- (d) To provide usable open space for residents.
- (2) Standards.
  - (a) Off-street parking. Each dwelling unit shall have one parking stall per bedroom up to two stalls per dwelling unit.
  - (b) Access. Access to principal or minor arterial streets shall be limited to a single driveway (18 feet maximum width) per unit unless accessed from an alley or as otherwise approved by the City Engineer.
  - (c) Architectural design. Shall conform with Residential Design Guidelines Section E: Building Design.
- (3) Minimum usable open space. Duplexes shall include usable open space for each dwelling unit:
  - (a) Each unit shall include a contiguous open space with a minimum dimension of 15 feet on all sides. The Director will allow a reduced minimum dimension of 10 feet on all sides provided multiple usable open spaces are integrated such as upper level decks or balconies.
  - (b) The combined open spaces shall be equivalent to ten-percent (minimum) of the duplex lot area. For example, an 8,000 square foot lot would require a usable open spaces of at least 800 square feet [e.g., 20 feet by 20 feet (400 square feet) for each unit]. Unenclosed ground level porches and patio areas and upper floor decks may be included in the open space calculations.
  - (c) Street setbacks may be used to meet this standard provided they are defined with a fence meeting the standards of WCC 10.48.180.
  - (d) Drive aisles shall not count in the calculations for usable open space.
  - (e) Additions shall not create or increase any non-conformity with this standard.



#### 10.47.110 Patio homes.

All patio homes, where defined WCC 10.08.115 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these patio design standards is to:
  - (a) To enhance the character of the street and neighborhood.
  - (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
  - (c) To de-emphasize garages and driveways as major visual elements along the street.
  - (d) To provide usable open space for residents.
- (2) Standards. Patio homes are subject to the same standards as duplexes, as set forth in WCC 10.47.100 above.

#### 10.47.120 Courtyard housing.

All courtyard housing developments, where defined WCC 10.08.050 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code.

Courtyard housing is characterized by attached multifamily units arranged around a courtyard. The units may be all ground related, like townhouses, or a combination of ground related and upper story residences. Courtyard housing on a single lot is a special case of "multifamily development", but standards for courtyard housing are separated here because of that housing type's unique configuration around a courtyard or open space.

- (1) Purpose.
  - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
  - (b) To provide opportunities for more affordable housing within single-family neighborhoods.
  - (c) To encourage creation of functional usable open space in a pleasant setting.
  - (d) To promote neighborhood interaction and safety through design.
  - (e) To ensure compatibility with neighboring uses.
  - (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.120
Courtyard housing development examples.





(2) Standards.

- (a) Courtyard housing development options include ownership, rental, condominium, and subdivision.
- (b) Subdivision: Where a courtyard housing development involves a subdivision, development parameters, as determined by the City, may be placed on the final plat or final unit lot subdivision.
- (c) Minimum and maximum number of dwelling units.
  - (i) A single courtyard housing development shall include a minimum of four dwelling units, up to a maximum of 24 units. The City may allow development of more than 24 dwelling units if all of the purposes stated above are achieved.
- (d) Density: The maximum density shall be as described in WCC 10.46.020, except that dwelling units under 1,000 square feet (excluding unenclosed front porches) may be counted as ½ unit (resulting in a 100-percent density bonus).
- (e) Setbacks.
  - (i) Courtyard buildings facing public streets are subject to the applicable street setbacks in WCC Chapter 10.46.
  - (ii) Courtyard buildings built along the side yards of adjacent properties (not in the development) are subject to the applicable side setback.
  - (iii) Courtyards built along rear property lines of adjacent properties (not in the development) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
  - (iv) There is no minimum internal setback between units within a courtyard development.
- (f) Site design and orientation. Dwellings within a courtyard housing development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the courtyard project.
  - (i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and the courtyard is required for new courtyard dwellings.
  - (ii) All new courtyard dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
  - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the courtyards in the development (see open space standards below); direct access to the common open space shall be provided for each courtyard by a paved walkway.
- (g) Building design and orientation. Shall conform with Section E in the Residential Design Guidelines
- (h) Open Space.
  - (i) A common open space is required for each courtyard cluster.
  - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
    - (A) Common open space within a development shall be a minimum of 800 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
    - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens.
    - (C) Fences are not allowed within any common open space area.
    - (D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
    - (E) Setbacks, porches and other measures required in Residential Development Guideline C.1.1 shall not be counted as common open space.

- (iii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (i) Access, parking, and garages.
  - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
  - (ii) Each courtyard dwelling unit shall provide one off-street parking space per bedroom, up to two parking spaces per unit
  - (iii) Parking areas shall be located to the side or rear of courtyard units (not between the courtyard and the street front unless no other configuration is feasible, as determined by the City) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
  - (iv) Private garages are allowed to be attached to or detached from individual courtyard units if less than 250 square feet in size and accessible by an alley or shared private lane. Private garages shall match the architectural style of the courtyard units.
  - (v) Enclosed parking areas may be grouped together within one or more structures. Individual garage doors shall be one car width.
- (j) Landscaping. Courtyard housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. Shall also conform with Residential Design Guidelines Section D.1.
- (k) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.47.130 Townhouses.

All townhouses, where defined WCC 10.08.135 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code.

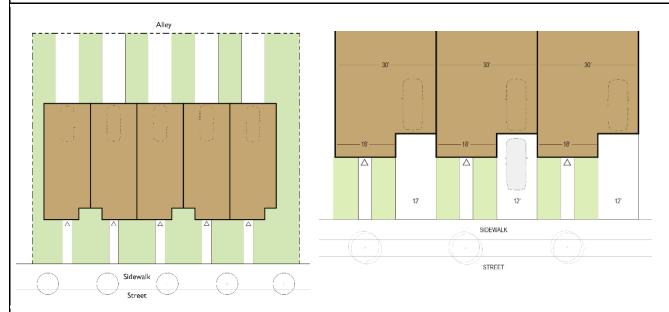
- (1) Purpose.
  - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
  - (b) To encourage creation of functional usable open space in residential communities.
  - (c) To enhance the streetscape and promote neighborhood interaction and safety through design.
  - (d) To ensure compatibility with neighboring uses.
  - (e) To enhance design character and livability of townhouse developments.
  - (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.
- (2) Standards.
  - (a) Setbacks. The minimum setbacks set forth in WCC Chapter 10.46 apply to development frontage and external side and rear setbacks of the entire townhouse development. Townhouse units within a single development are exempt from internal side and rear setbacks unless otherwise noted below. However, if the development includes the creation of new lots, the new development shall conform to the provisions of WCC 11.32.080 Unit Lot Subdivisions.
    - (i) Townhouses built along and oriented to public streets are subject to the applicable street setbacks in WCC Chapter 10.46. Additionally, the setbacks for garages accessing a public street apply.

- (ii) Townhouses built along side property lines of adjacent properties are subject to the applicable side setbacks in WCC Chapter 10.46.
- (iii) Townhouses built along rear property lines of adjacent properties shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
- (iv) The minimum internal setback between townhouse buildings built around and facing a common open space or pathway is 15-feet from the front façade of the opposite building.
- (v) The minimum street setback for townhouses, (including porches and covered entries) built along and oriented to a private lane or drive shall be 10 feet from the back edge of the sidewalk or 25 feet from the edge of roadway pavement. The minimum setback for a garage facing a private lane shall be at least 5 feet further from the roadway than the front building façade, including a porch or covered entry.
- (vi) Shall also comply with the requirements for ground related residential units in Residential Design Guidelines Section C.1.1.
- (b) Entries. Shall comply with Residential Design Guidelines Section E.5.1.
- (c) Front-loaded townhouses. Private driveways (maximum 12-feet wide) and garages facing the street (single-car width and a maximum ten-feet wide) are allowed in the following circumstances:
  - (i) Where townhouse units are at least 30-feet wide. See Figure 10.47.130(c) below for examples; and
  - (ii) Where townhouses from a street other than a designated principal or minor arterial.
- (d) Townhouses with shared access.
  - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation within a townhouse development shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
  - (ii) Minimum building separation along internal drive aisles shall be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the reduced side yard setback provisions referenced in WCC 10.46.080(3). The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.

Wenatchee City Code – Draft changes to Residential Use Standards – October 9, 2019

#### Figure 10.47.130(c)

# Townhouse garage access configurations – acceptable and unacceptable examples.



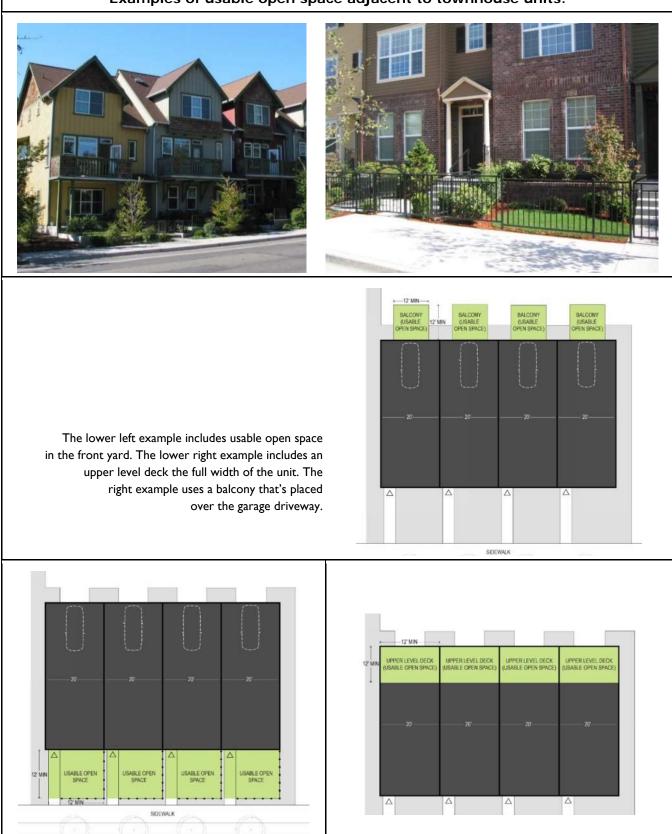
The left example includes alley access to private garages. The right example includes front-loaded townhouses units that meet the 30' minimum width standard for such designs that include individual 12' maximum driveway widths accessed from the street.



The left example features individual driveways and garages for townhouses less than 30' wide (and thus would not be allowed).

- (e) Parking. Off-street parking standards for townhouses are set forth in WCC 10.60.080 as a type of multifamily dwelling (based on the number of bedrooms).
- (f) Usable open space. Townhouse dwellings shall provide open space at least equal to ten-percent of the gross floor area. The required open space may be provided by one or more of the following:
  - (i) Private ground level open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12-feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks from private lanes or drives may be used to meet this standard, provided they are defined with a fence meeting standards of WCC 10.48.080.
  - (ii) Balconies, roof decks or porches.

Figure 10.47.130(e) Examples of usable open space adjacent to townhouse units.



(g) Building design. Shall comply with Residential Design Guidelines Section E.

STREET

#### 10.47.140 Live-Work dwellings.

All live-work dwellings, where defined WCC 10.08.050 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines shall meet the following standards unless otherwise regulated within this code.

A live-work dwelling is a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind. A live-work dwelling may be designed as any type of household living dwelling unit. All live-work dwellings, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. To allow for the opportunity to combine live/work functions into one dwelling.
- (2) Standards.
  - (a) Permitted non-residential uses may be those that are permitted in the applicable zone or overlay designation as established by Chapter 10.10 WCC, District Use Chart.
  - (b) Shall comply with standards in other subsections of WCC 10.46 and 10.47 as well as the Residential Design Guidelines for the applicable dwelling type the live-work use resides in.
  - (c) The non-residential use may occupy up to 50-percent of the gross floor area of the live-work dwelling.
  - (d) The ground floor shall be designed to accommodate non-residential uses. This includes an area along the building frontage with:
    - (i) Minimum floor to ceiling height: 13 feet.
    - (ii) A ground floor interior room facing a public entrance suitable for business uses at least 250 square feet in floor area.
  - (e) The residential use and the non-residential use are subject to the provisions of WCC Chapter 10.60. Exception: Where non-residential net floor area is less than 1,000 square feet and where on-street parking is available along the site's frontage, uses that require less than four spaces per 1,000 square feet of net floor area per WCC 10.60.080 are exempt from additional off-street parking spaces.

#### 10.47.150 Multifamily development.

All multifamily dwellings, as defined in WCC 10.08.055, and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code. Exception: Courtyard housing (see WCC 10.47.120) and townhouses (see WCC 10.47.120) are exempt from the standards herein.

- (1) Purpose.
  - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
  - (b) To provide opportunities for more affordable housing close to transit, employment and services.
  - (c) To ensure compatibility with neighboring uses.
  - (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

# Figure 10.47.150(1) Multifamily housing development examples.

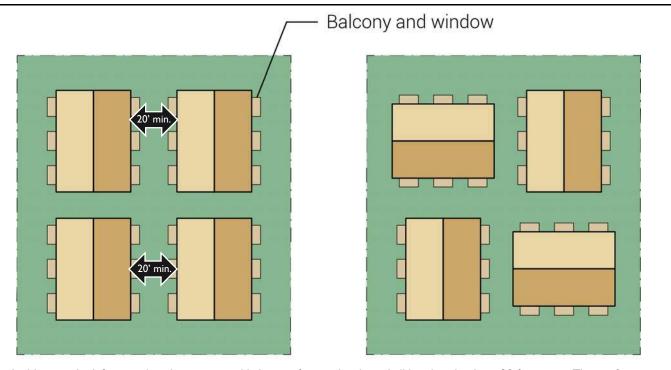




#### (2) Standards.

- (a) Multifamily housing development options include ownership, rental, and condominium.
- (b) Density: The maximum density shall be as described in WCC 10.46.020.
- (c) Setbacks.
  - (i) Multifamily buildings are subject to the applicable yard setbacks in WCC Chapter 10.46.
  - (ii) Multifamily development built along rear property lines of adjacent properties (not in the development) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
  - (iii) If more than one multifamily building is built on a single lot, building faces with windows facing into opposing/adjacent residential units shall be at least 20 feet apart.

# Figure 10.47.150(2) Multifamily housing development examples.



The buildings in the left example, where units and balconies face each other, shall be placed at least 20 feet apart. The configuration of buildings on the right, where units face the side of other buildings and thus feature less privacy impacts, are not subject to the 20 foot setback requirement.

- (d) Site design and orientation. Dwellings within a multifamily housing development shall be oriented to provide both access and privacy for the residents.
  - (i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and the multifamily is required for new multifamily dwellings.
  - (ii) All new multifamily dwellings adjacent to a street, shall comply with the Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.
- (e) Building design and orientation. Shall comply with Section E in the Residential Design Guidelines
- (f) Open space.
  - (i) Amount of required residential open space. All new multifamily buildings with three or more residential units shall either provide on-site open space of 100 square feet per dwelling unit or 10-percent of residential unit floor area, (excluding hallways and common areas) that provides functional leisure or recreational activities. (The lesser amount of the two calculations is acceptable.) The open space may be in the form of common open space, balconies, roof decks, indoor recreation spaces or similar features provided they meet the requirements of the Residential Design Guidelines Section C.3. Required setback areas shall count as part of the required open space requirement if they meet the requirements in the Residential Design Guidelines.
  - (ii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (g) Access, parking, and garages.
  - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, Internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or

- binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
- (ii) Each multifamily dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
- (iii) Parking areas shall be located to the side or rear of multifamily units (not between the multifamily building) and the street front unless no other configuration is feasible, as determined by the City) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
- (iv) Private garages are allowed to be attached to or detached from individual multifamily units if less than 250 square feet in size and accessible by an alley or shared driveway. Private garages shall match the architectural style of the multifamily units.
- (v) Enclosed parking areas are encouraged to be clustered, with no more than three parking spaces together within one structure not greater than 800 square feet. Individual garage doors shall be one car width.
- (h) Landscaping. Multifamily housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. Shall also comply with Residential Design Guidelines Section D.1.
- (i) Architectural design. Conform to the Residential Design Guidelines Section E.
- (j) General storage. Storage of personal property and materials, of residents as well as managers and owners of a development, shall be located outside of required street setback areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight obscuring fence and landscaping

#### 10.47.160 Mixed-use development or building.

All mixed-use buildings or developments, where defined in WCC 10.08.100 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet standards applicable to the specific mix of uses integrated into the development or building. For example, a building integrating ground floor commercial and upper-story multifamily will be subject to:

- (1) District development standards of Chapter 10.46, WCC.
- (2) Other applicable development standards associated with commercial development within this title.
- (3) WCC 10.47.150, Multifamily development.

### 10.47.170 Alley access and improvements.

- (1) Alley access is required for all residential development on sites adjacent to alleys where the City Engineer determines that the alley is sufficiently improved to provide adequate circulation.
- (2) Developments requiring six or more parking spaces accessing an alley shall pave the alley if needed and make necessary stormwater improvements.

#### 10.47.180 Manufactured home communities.

Manufactured home communities use permissions are provided by Chapter <u>10.10</u> WCC, District Use Chart. Manufactured home communities are subject to the following standards unless otherwise regulated within this code.

- (1) Purpose.
  - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
  - (b) To provide opportunities for more affordable housing within single-family neighborhoods.
  - (c) To encourage creation of functional usable open space in residential communities.
  - (d) To promote neighborhood interaction and safety through design.
  - (e) To ensure compatibility with neighboring uses.
  - (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

- (2) Standards.
  - (a) Manufactured home community options include ownership, rental, condominium, and subdivision.
  - (b) Manufactured homes placed in the Manufactured Home Community shall meet the definition of both "Manufactured Home" and "Manufacture home, designated" found in WCC 10.08.100 and the standards in WCC 10.47.020 in addition to the standards in this section.
  - (c) Subdivision: Where a manufactured home community involves a subdivision, development parameters as determined by the City shall be placed on the final plat or final unit lot subdivision. Where manufactured home communities involve the lease of various spaces, the layout shall be placed on a binding site plan meeting the standards in Title 11.
  - (d) Minimum size of development and maximum size of cluster.
    - (i) A single manufactured home community shall be at least 2 acres in size.
    - (ii) Up to 12 units may make up a cluster (a grouping of units situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).
  - (e) Maximum floor area: The total floor area for a unit in a manufactured home community shall be no larger than 1,500 square feet.
  - (f) Density: The manufactured home community shall comply with the density of the applicable zoning district.
  - (g) Setbacks.
    - (i) Units placed along streets are subject to the applicable street setbacks in WCC Chapter 10.46.
    - (ii) Units placed adjacent to side property lines are subject to the applicable side setback.
    - (iii) Units placed along rear property lines of parent lot(s) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
    - (iv) The minimum internal setback between manufactured homes is ten-feet. This includes carports, roofs, decks, etc.
  - (h) Site design and orientation. Dwellings within a manufactured home community shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the project. The development shall not be designed to "turn its back" on the surrounding neighborhood by locating rear yards to face a public street.
    - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new manufactured homes.
    - (ii) All new manufactured homes adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
    - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the units in the development (see open space standards below); direct access to the common open space shall be provided for each unit by a paved walkway. Shall also conform with Residential Design Guideline Section D.3 Residential open Space Elements.)
    - (iv) One existing single-family dwelling may be incorporated into a manufactured home community of six or more units as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
    - (v) A manufactured home community may contain one community building that is clearly incidental in use and similar in size and architectural design of the units. Such community building shall be located on the same site as the development and be commonly owned by the residents.
    - (vi) Cul-de-sacs are not permitted within a manufactured home community, unless it can be demonstrated that no other configuration is feasible.

- (i) Building design and orientation. Shall conform with Section E in the Residential Design Guidelines.
- (j) Open Space.
  - (i) A common open space is required for each cluster of units.
  - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
    - (A) Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
    - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
    - (C) Fences are not allowed within any common open space area.
    - (D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
    - (E) See Figures 10.47.090(1)(a) and (b) for examples.
  - (iii) Each unit shall include a minimum of 200 square feet of private open space (in addition to common open space. The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.
  - (iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (k) Access, driveways, parking, and garages.
  - (i) At least two parking spaces per dwelling unit or space for a dwelling unit are required to be located on the site following the standards in WCC 10.60 and the standards below.
  - (ii) Units adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
  - (iii) Parking areas shall be located to the side or rear of unit clusters (not between the units and the street front unless no other configuration is feasible, as determined by the director) Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
  - (iv) Private garages are allowed to be attached to or detached from individual units if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.
  - (v) Enclosed parking areas may be grouped into a single structure. Individual garage doors shall be one car width.
  - (vi) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, Internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
- (l) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.
- (m) Landscaping. Manufactured Home Communities shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. Shall also conform with Residential Design Guidelines Section D.1.
- (n) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas, open spaces, and separation between units and accessory

structures on adjoining lots/pads; and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# WENATCHEE GENERAL DEVELOPMENT REGULATIONS: UPDATED CHAPTER 10.48

Draft October 9, 2019

#### NOTES:

- Only those sections/subsections with proposed changes are shown. Edits to existing language are tracked.
- Where existing code section numbers have been updated, applicable cross-references will be updated as necessary.

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#### 10.48.010 Purpose.

NO PROPOSED CHANGES

#### 10.48.020 Access.

The following regulations shall apply to all zoning districts and overlays:

- (1) Every lot shall be provided with and maintain satisfactory access by a public or private street or access easement. The city determines whether access will be by right-of-way, vehicular easement or tract on a case by case basis consistent with the provisions of city code and the comprehensive plan. Lots of record which have no recognized public or private street frontage shall demonstrate legal access prior to the issuance of any development permits for said lot. Provisions for new lots served by private lanes or shared driveways are set forth in WCC 11.20.020 except as modified by Title 10 as applicable.
- (2) Egress and ingress points along all locally classified principal arterials, minor arterials, and collectors shall:
  - (a) Be no closer than 100 feet from another access within the same development project.
- (b) When feasible, be no closer than 150 feet from a minor arterial intersection or 250 feet from a principal arterial intersection.
- (3) Driveway widths at the curb cut shall be 24 to 30 feet for non-single-family residential development and a maximum of 14 to 24 feet for single-family and duplex-residential development unless otherwise noted for specific housing types in Chapter 10.47, WCC.
- (4) On a corner lot, access shall be from the lower classified street as depicted in the circulation map of the Wenatchee urban area comprehensive plan. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.48.030 Accessory structures.

NO PROPOSED CHANGES EXCEPT:

- (5) No accessory structure shall occupy any part of a required front yardstreet setback area, except as otherwise allowed.
- (9) Detached accessory dwelling units shall meet rear and side <del>yard</del> accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.

### 10.48.040 Accessory dwelling units (ADU).

DELETE IN FULL - UPDATED CONTENT IN WCC 10.47.030

#### 10.48.050 Residential structures.

DELETE IN FULL - UPDATED CONTENT IN WCC 10.47.020

#### 10.48.060 Cottage housing.

DELETE IN FULL - UPDATED CONTENT IN WCC 10.47.080

#### 10.48.070 Duplexes.

DELETE IN FULL - UPDATED CONTENT IN WCC 10.47.090

#### 10.48.080 Multifamily development (three or more attached or detached dwelling units).

DELETE IN FULL - UPDATED CONTENT IN WCC 10.47.130

#### 10.48.0490 Pedestrian connections.

NO PROPOSED CHANGES

#### 10.48.05<del>10</del>0 Bed and breakfasts.

NO PROPOSED CHANGES

#### 10.48.<del>11</del>060 Farm animals.

#### NO PROPOSED CHANGES EXCEPT:

(7) "Pasture" is defined as that area which is enclosed within a perimeter fence, and shall not include that Wenatchee City Code Chapter 10.48 Draft Update

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portion of the property used for the residential structure(s) and required front yard buildingstreet setbacks. Pasture areas shall be maintained with a permanent uniform top cover of vegetation.

#### 10.48.<del>12</del>070 Bus amenities.

NO PROPOSED CHANGES

#### 10.48.<del>13</del>080 Family day care.

#### NO PROPOSED CHANGES EXCEPT:

(2) One unlighted sign shall be permitted, not exceeding 12 square feet in copy area, meeting the height standards for residential fences when placed in the <u>front yardstreet</u> setback. See WCC 10.48.180;

#### 10.48.<del>14</del>090 Mailing-address-only home occupation.

NO PROPOSED CHANGES

#### 10.48.10045 Home occupation.

NO PROPOSED CHANGES

## 10.48.1<u>10</u>50 Slope protection.

#### NO PROPOSED CHANGES EXCEPT:

(2) Retaining Walls. The use, design, and construction of all retaining walls that are subject to a building permit shall meet these standards. Exposed cut slopes, such as those for streets, driveway accesses, or <a href="mailto:yard-setback">yard-setback</a> areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control.

#### 10.48.12060 Vehicle parking.

#### NO PROPOSED CHANGES EXCEPT:

All single-family and single duplexes, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. For purposes of this section, recreational vehicles shall include, but not be limited to, motor homes, travel trailers, snowmobiles, motorcycles, jet skis and similar equipment. Agricultural equipment associated with a legal agricultural use on the site is exempt from the below restrictions.

Not more than a total of five cars, trucks, recreational vehicles, and trailers (per dwelling unit) may be parked outside of a single-family dwelling or duplex on any lot in a residential zone. Said vehicles shall be parked to the rear of the <a href="mailto:front-yardstreet">front-yardstreet</a> setback line, except when stored in designated driveways. Driveways shall include a paved or graveled area accessible by curb cut, or on lots where no curb or curb cut or paving/gravel is installed, the driveway shall be considered a designated area equivalent to two parking spaces. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

#### 10.48.13080 Fences and clear view triangle.

#### NO PROPOSED CHANGES EXCEPT:

- (1) Residential and mixed use zoning district fences in a required <u>yard\_setback\_shall</u> not exceed the following standards:
  - (a) Front yardStreet setback: four feet solid fence. Or six feet when the fence material is less than 50 percent view-obstructing, such as chain-link, lattice space picket or rail fences.
  - (b) Side <u>setback</u>yard: six feet.
  - (c) Rear <u>setback</u> <del>yar</del>d: six feet.
- (2) Commercial zoning district fences shall meet the following standards:
  - (a) Solid fencing or walls greater than four feet in height within 20 feet of street frontages or rights-ofway shall not extend more than one-third of the lineal distance of the property frontage, including corner lots;
  - (b) Fencing less than 50 percent view-obstructing is allowed up to a maximum height of eight feet, within 20 feet of a front property line or rights-of-way; provided, that for every 25 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

- (c) Solid fencing or wall sections more than 20 feet from a front property line shall be allowed up to a maximum height of eight feet; provided, that for every 50 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;
- (d)Side and rear <u>yard\_setback</u> fencing is exempt from providing architectural features and is allowed up to a maximum height of eight feet, except when abutting a residential or mixed use zone, in which case the maximum height shall be six feet;
- (e) The use of high intensity, primary, metallic, or fluorescent colors is prohibited on any fence surface. Colors should be neutral and similar to the exterior of the primary structure;
- (f)Chain link fencing and barbed or razor wire or similar features shall not be permitted on the front of properties within 20 feet of a public street.
- (g) Developments featuring residential uses on the ground level along street frontages are subject to the fence standards for residential and mixed-use zones in subsection (1) above.

### 10.48.1<u>40</u>90 Swimming pools.

NO PROPOSED CHANGES EXCEPT:

- (1) Above-ground pools must be located outside of required <u>front yardstreet</u> setbacks and be set back at least five feet from rear and side property lines, unless otherwise required;
- (2) In-ground pools must be located outside of the required <u>front yardstreet</u> setback and observe a fivefoot setback from rear and side property lines, unless otherwise required. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height;

#### 10.48.150<del>200</del> Travel trailers/motor, mobile and manufactured homes.

Travel trailers, motor homes, mobile homes, and manufactured homes are prohibited as places of habitation when located outside of approved mobile/manufactured home parks or planned developments having specific authorization for such use, unless developed legally as an existing nonconforming use. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.48.160<del>210</del> Adult entertainment businesses.

NO PROPOSED CHANGES

10.48.<u>170<del>215</del></u> Adult oriented retail.

NO PROPOSED CHANGES

10.48.180<del>220</del> Outdoor mobile vendors.

NO PROPOSED CHANGES

10.48.190230 Wireless communication facilities.

NO PROPOSED CHANGES

10.48.200<del>40</del> Refuse storage.

NO PROPOSED CHANGES EXCEPT:

(2) Shall not be located in any required front yardstreet setback area.

10.48.2<u>10</u>50 Historic building floating zone.

NO PROPOSED CHANGES

10.48.22060 Outdoor displays.

NO PROPOSED CHANGES

10.48.23070 Electric vehicle infrastructure.

NO PROPOSED CHANGES

10.48.24080 Child day care center – Accessory use.

NO PROPOSED CHANGES

10.48.25090 Medical cannabis.

#### NO PROPOSED CHANGES

10.48.260<del>300</del> Artisanal industrial/manufacturing.

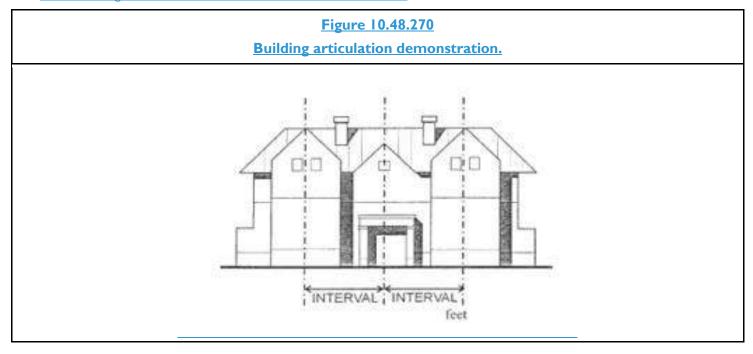
#### NO PROPOSED CHANGES

#### 10.48.270 Architectural Design standards for non-residential buildings

The following standards apply to non-residential structures when another section of code, such as the zoning district/overlay or conditional use permit criteria, requires that the structure meet the standards in this section. Proposed non-residential structures located in WMU or CBD, for which this section is cited as being required based on the nature of the use, shall be designed to comply with the architectural or design standards applicable to structures in those zoning districts and any applicable overlays.

Proposed non-residential structures for which this section applies, shall be designed to comply with the standards listed below. The intent is to reduce the scale of structures and to incorporate architectural design features to increase visual interest. Articulation and modulation shall be for the full height and width of a building, except as otherwise allowed within this title.

(1) <u>Building Articulation</u>. New building facades visible from public and/or private streets and adjacent properties shall be articulated with windows, balconies, bay windows, or other architectural elements. The building articulation interval shall not exceed 50ft.



#### (2) Horizontal Building Modulation.

- (a) The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be as follows:
  - (i) A building façade set back 60 or more feet from an adjacent property line shall be designed so the width of modulation interval shall match approximately the width captured within a 45° field of vision which can be calculated with the following formula: 0.8x(Setback from property line) = maximum façade width without building modulation. The center of the 45° field of vision shall be perpendicular to the property line at the point along the property line closest to the structure. If the proposed structure is not parallel to the adjacent property line, the mean distance between the closest and farthest point along the applicable façade shall be used in determining the distance from the property line for the purposes of this standard.
  - (ii) A building facade set back between 15 and 60 ft from an adjacent property line, the design should feature the following:
    - Building façade modulation at 50' intervals or less.

- Landscaping featuring trees greater than 30' at maturity, understory shrubs, and lawn or groundcover).
- A prominent building entry with pedestrian covering and other enhancements.
- (iii) Buildings within 15' of a public right-of-way shall include façade modulation at intervals no more than 30' and should feature at least two of the following:
  - Highly decorative landscaping
  - Transparent windows along 80% of the first floor of the frontage
  - Enhanced entries
  - Pedestrian weather protection.
  - Decorative materials or special craftsmanship.
- (iv) Buildings within 15' of a side or rear property line should feature façade articulation or modulation at intervals no more than 30'.
- (b) When building modulation is utilized the minimum width of modulation shall be eight feet and the minimum depth shall be 10 feet. Roof decks or balconies may be used as all or part of the building modulation so long as each individual roof deck or balcony has an area of at least 50 square feet.
- (3) Building Design Roof Forms. Modulate the roof line of all facades visible from a public right-of-way, parking area or park according to one or more of the following:
  - (a) Roof line modulation of flat roofs with horizontal eave, fascia, or parapet. The width of continuous flat roof line shall extend no more than 50 feet without modulation. Modulation shall consist of either:
    - (i) A change in elevation of the visible roof line of at least eight feet if the particular roof segment is less than 50 feet wide and at least 12 feet if the particular roof segment is greater than 50 feet in length.
    - (ii) A sloped or gabled roof line segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
    - (iii) A combination of the two options described above.
  - (b) Coordinate modulation of roof lines on multi-tenant buildings to emphasize key building entries and/or change in building tenants or uses.
- (4) Alternatives. Subject to approval by the director, the applicant may depart from the above standards; provided, that they demonstrate that the proposed design meets the intent of the standards.

# WENATCHEE LANDSCAPING STANDARDS: UPDATED CHAPTER 10.62

Draft October 9, 2019

NOTE: Generally, only those sections with changes are shown. Changes are tracked.

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# Chapter 10.62 LANDSCAPING

#### 10.62.020 Applicability.

- (1) This chapter shall apply to all permitted, accessory, and conditional uses, except as provided for in subsection (2) of this section. Specifically, this chapter shall apply to:
  - (a) All new development in commercial, mixed use, industrial and overlay zoning districts;
  - (b) Residential development in any zoning classification, with the exception of building permit applications for single family homes, duplexes, and their accessory uses;
  - (b)(c) All nonresidential development in any residential zoning classification;
  - (d) All new residential subdivisions ; or
  - (c)(e) \_\_\_\_sShort subdivisions with double-frontage or through lots;
  - (d)(f) All new planned developments subject to the requirements of the approved planned development;
  - Any remodels in any two-year period meeting the criteria in subsections (1)(a) through (fe) of this section and representing greater than 50 percent of the assessed building valuation, as determined using the most recent Chelan County assessor's record at the time of the building permit application, or remodels adding 20 percent or more of gross floor area. Costs of construction shall be determined using the most recent ICC valuation and construction tables; and
  - (f)(h) All parking lots or new outdoor automobile sales areas totaling six or more vehicles.

#### 10.62.070 Commercial and industrial zones.

- (1) Intent. The intent of landscaping within the North and South Wenatchee business districts (NWBD and SWBD) and industrial (I) zones is to enhance the aesthetic and environmental quality of these zones within the city; to minimize the impact of lighting, noise and views of surface parking areas; to break up large building facades; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.
- (2) Street Frontage Landscaping. New developments in the NWBD, SWBD and I zones shall include at least one of the following measures (a) through (c), as approved by the Director.
  - (a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.
    - The length of landscaping areas shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.
    - The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, ground cover, and shrubs as follows:
      - (i) Trees spaced no more than 40 feet on center:
        - (A) At least 70 percent of the trees shall be deciduous.
        - (B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
      - (ii) Shrubs not exceeding a height of four feet spaced no more than an average of at least one for each 50 square feet of required planting area.
      - (iii) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).
      - (iv) In no case shall sight-obscuring landscaping, greater than 36 inches in height, except trees limbed up to five feet in height, be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

- (b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.
- (c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.
- (3) Perimeter Landscape Buffer
  - (e) The perimeter landscape buffer area shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing, as follows:
    - (i) No more than 60 percent of the trees shall be deciduous;
    - (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups, then the planting intervals shall be planted at intervals no greater than 90 feet, but in no event less in quantity than one per 30 feet;
    - (iii) Ground cover spaced pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).
    - (iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.
- (7) Street Trees. New developments within the North and South Wenatchee business districts (NWBD and SWBD) and Industrial (I) zones shall include installation of street trees in accordance with City standards or public works pre-approved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) above.
- 10.62.090 Neighborhood commercial, office and residential mixed use zones.
- (2) Street Frontage Landscaping. New developments in the CN, RMU and OMU shall include at least one of the following measures (a) through (c), as approved by the Director.
  - (a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.
  - (b) The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.
  - (c) The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, ground cover, and shrubs as follows:
    - (i) Trees spaced no more than 40 feet on center:
      - (A) At least 70 percent of the trees shall be deciduous;
      - (B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
    - (ii) Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.

- (iii) In no case shall sight-obscuring landscaping (greater than 36 inches in height, except trees limbed up to five feet in height) be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).
- (b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.
- (c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.
- (3) Perimeter Landscape Screening.
  - (d) The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.
    - (i) No more than 60 percent of the trees shall be deciduous;
    - (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups. Then the planting intervals shall be no greater than 90 feet, but in no event less than one tree per 30 feet:
    - (iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
  - (iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.
- (6) Street Trees. New developments within the NC, RMU and OMU zones shall include installation of street trees in accordance with City standards or public works pre-approved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) above.
- 10.62.100 Residential zones and WMU recreational/residential overlay.
- (2) Street Frontage Landscaping. <u>New developments in the RS, RL RM RH, and RRO shall include at least one of the following measures (a) through (c), as approved by the Director.</u>
  - (a)\_A 10-foot-wide (average) area of landscaping within the front yard shall be required for multifamily and nonresidential development.
  - (b) The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.
  - (c) The landscaping areas shall consist of deciduous, or a combination of deciduous and evergreen, trees.
    - (i) At least 70 percent of the trees shall be deciduous.
    - (ii) Trees shall be spaced no more than 40 feet on center.
    - (iii) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

Ground cover pursuant to the general landscape material requirement set forth in WCC 10.62.060(4)

shall be provided; however, grass can be used as 100 percent ground cover.

For double-frontage or through lots created by subdivision or short subdivision, landscaping shall be required as follows:

- (iv) A six-foot-wide (average) area of landscaping shall be installed along the street frontage not providing direct access to the lot; the front of the lot providing access is exempt from the requirements of this subsection.
- (v) The landscaping area shall consist of a mix of ground cover and shrubs. Deciduous trees are encouraged but not required.
  - (A) Shrubs shall be spaced no more than an average of one for each 50 square feet of required planting area.
  - (B) Ground cover shall be pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).
- (b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.
- (c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies to the RH and RRO zones where ground related units directly face the street.
- (3) Perimeter Landscape Screening.
  - (d) The perimeter screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover<u>and may include fencing.</u>, and/or <u>Development of single-family homes may construct a fence in lieu of perimeter landscaping.</u> fencing.
    - (i) No more than 60 percent of the trees shall be deciduous.
    - (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups. Then the plantings shall be planted at intervals no greater than 90 feet, but in no event less than one tree per 30 feet.
    - (iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
    - (iv) Except as provided in (d) above, fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(6) Street Trees. New townhouse, courtyard housing, and multifamily housing developments (see WCC 10.10.020) shall include installation of street trees in accordance with City standards or public works preapproved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per section (2)(a) above.

# WENATCHEE MISCELANEOUS TITLE 10 CODE CHANGES (ASSOCIATED WITH THIS RESIDENTIAL CODE UPDATE)

Draft October 9, 2019

#### NOTES:

• Only those sections/subsections with proposed changes are shown. Edits to existing language are tracked.

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# Chapter 10.11 RESIDENTIAL FOOTHILLS LOW (RF) DISTRICT

#### 10.11.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>following: provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.</u>

(2) Uses permitted in the RF zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.

#### Chapter 10.12 RESIDENTIAL SINGLE-FAMILY (RS) DISTRICT

#### 10.12.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines. following:</u>

(2) Uses permitted in the RS zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.

# Chapter 10.14 RESIDENTIAL LOW (RL) DISTRICT

#### 10.14.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.following:</u>

(2) Uses permitted in the RL zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.

#### Chapter 10.16 RESIDENTIAL MODERATE (RM) DISTRICT

## 10.16.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.following:</u>

- (2) Uses permitted in the RM zoning district shall meet applicable general and residential regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (4) In accordance with duplex standards detailed in WCC 10.48.070, the minimum lot size is 10,000 square feet for one duplex.

# Chapter 10.18 RESIDENTIAL HIGH (RH) DISTRICT

#### 10.18.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.following:</u>

(2) Uses permitted in the RH zoning district shall meet applicable <del>general</del> regulations as detailed in Chapters 10.47 and 10.48 WCC.

#### Chapter 10.20 MIXED USE (RMU) DISTRICT

#### 10.20.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the following: provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RMU zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (8) Multifamily development standards, as detailed in the general regulations in WCC 10.48.080, apply to all buildings except for single-family and duplex residences, and redevelopment that does not increase the gross floor area equal to, or more than, 20 percent.

# Chapter 10.22 NEIGHBORHOOD COMMERCIAL (CN) DISTRICT

### 10.22.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions belowfollowing:</u>. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

(2) Uses permitted in the NC zoning district shall meet applicable general-regulations as detailed in Chapters 10.47 and 10.48 WCC.

#### Chapter 10.24 CENTRAL BUSINESS DISTRICT (CBD)

# 10.24.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, and shall comply with the <u>provisions below.following: Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.</u>

(5) All applicable provisions of Chapters 10.47 and 10.48 WCC, General Regulations, shall apply to development in this district.

### Chapter 10.26 NORTH WENATCHEE BUSINESS DISTRICT (NWBD)

#### 10.26.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, and including the <u>provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with <u>applicable sections of the Residential Design Guidelines.</u> following:</u>

- (2) All applicable provisions of Chapters 10.47 and 10.48 WCC, General Regulations, shall apply to development in this district.
- (10) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.
  - (a) Development Standards. Untreated blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:
    - (i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:
      - (A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.
      - (B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
    - (ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.
    - (iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
    - (iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with

#### Chapter 10.28 SOUTH WENATCHEE BUSINESS DISTRICT (SWBD)

#### 10.28.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, and including the <u>provisions below</u>. Also, <u>most residential developments</u>, <u>including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines</u>. following:

- (2) All applicable provisions of Chapters 10.47 and 10.48 WCC, General Regulations, shall apply to development in this district.
- (9) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.
  - (a) Development Standards. Blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:
    - (i) (Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:
      - (A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.
      - (B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
    - (ii) (Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.
    - (iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
    - (iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).

#### Chapter 10.32 WATERFRONT MIXED USE (WMU) DISTRICT

#### 10.32.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, most residential</u> <u>developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.following:</u>

(3) Uses permitted in the WMU zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.

# Chapter 10.34 OFFICE MIXED USE (OMU) DISTRICT

#### 10.34.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the <u>provisions below. Also, most residential</u> <u>developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.following:</u>

- (2) Uses permitted in the OMU zoning district shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (8) Architectural Scale.
  - (b) All multifamily developments shall meet the multifamily development standards listed in WCC 10.47.120<del>10.48.080</del>.

# Chapter 10.40 OVERLAY DISTRICTS AND STANDARDS

#### 10.40.010 Development standards.

(3) Uses permitted in each overlay shall meet applicable general regulations as detailed in Chapters 10.47 and 10.48 WCC or as modified below.

#### 10.40.070 Mixed residential corridor (MRC).

(3) All development shall comply with applicable standards in Chapter 10.46 WCC, Development Standards Charts, Chapter 10.47 WCC, Residential Use Standards, Chapter 10.48 WCC, General Regulations, Chapter 10.50 WCC, Signs, Chapter 10.60 WCC, Off-Street Parking, and Chapter 10.62 WCC, Landscaping and Screening. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

#### Chapter 10.42 PLANNED DEVELOPMENTS

#### 10.42.060 Criteria and requirements.

- (3) Zoning Requirements. A planned development shall be exempt from the minimum requirements of this title except as provided for below:
  - (a)-Project Densities. Densities that are shown below serve as the base density for calculating potential bonus density. Unless an RPD meets the criteria listed for a density bonus, all PDs shall adhere to the underlying densities as listed below:
    - (i)-RS: four units per acre;
    - (ii) RL: six units per acre;
    - (iii) RM: 12 units per acre;
    - (iv) RH, OMU, RMU: 25 units per acre;
    - (v) MRC overlay: refer to underlying zoning district.
  - (b) Minimum Lot Size. The minimum lot size within a PD may be modified from the standards of the underlying zoning district. Lots located within the interior of the PD may be reduced by no more than 35 percent of the normal minimum lot size requirement of the zoning district. Lots located on the exterior perimeter boundary or along an exterior street of the PD may be reduced by no more than 10 percent of the normal minimum lot size requirement of the zoning district.

- (c) Setbacks. Setbacks from the exterior boundaries of the planned development shall be comparable to or compatible with those of existing development of adjacent properties, or if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the projections of the comprehensive plan. Minimum setback requirements for the underlying zone shall be used as a guide.
- (d)-Height. Additional height may be added at a standard not to exceed 14 feet per story, provided mitigation measures are proposed that would protect the interests of uses on adjoining properties and/or future potential uses.
- (e)—Uses Permitted. The principal uses of the development shall be limited to those general uses allowed in the underlying zoning district; for instance, in residential zones residential and accessory uses are permitted. Uses that are accessory to those other land uses permitted within the development may be permitted if such uses can be employed without being detrimental to other land uses within the development, neighboring the development, or to the vicinity as a whole.
- (f) Off-Street Parking and Loading Requirements. Off-street parking and loading facilities shall be provided in a manner and quantity as specified by the underlying zoning district, or as otherwise specified through the application review process.
- (g) Development shall meet or exceed the standards of Chapter 10.48 WCC, General Regulations, as applicable to the proposal.
- (h) The standards of Chapter 10.62 WCC, Landscaping and Screening, shall be used as a guide for minimum street frontage, perimeter and interior landscape improvements within a planned development.
- (i) Articulation, modulation, and blank wall standards of the underlying zone shall be adhered to.

#### Chapter 10.42 PLANNED DEVELOPMENTS

#### 10.42.030 Where permitted – Permitted uses.

Planned developments, when approved in accordance with all applicable provisions of the WCC and this chapter, are established as a development permit and, as such, do not reclassify the existing zoning district designation.

(1) An RPD may be permitted within the following zoning districts located within the Wenatchee urban growth area, provided it is consistent with the comprehensive plan: OMU, RMU, RS, RL, RM, RH and MRC overlay where approved prior to [insert date of ordinance]. All proposals to amend a previously approved RPD shall be processed as a Type III permit per Title 13 WCC and in accordance with the applicable performance and development standards Titles 10, 11 and 12 of the WCC.

## Chapter 10.60 OFF-STREET PARKING

## 10.60.030 General requirements.

(1) Off-street parking shall be provided in the amount prescribed in this chapter, together with passageways sufficient for its reasonable use as detailed in the parking space and aisle dimensions charts below for surface parking and for structured parking, when constructed as part of a multifamily or commercial buildings or parking that is constructed as two or more levels as an independent structure/parking garage.

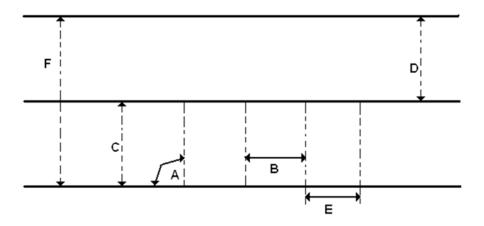
#### Parking Space and Aisle Dimensions for Surface Parking

Α	В	С	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel	9 <u>ft.</u> -0 <u>in.</u>	9 <u>ft</u> 0 <u>in.</u>			
compact car	8 <u>- ft</u> 0 <u>in.</u>	8 <u>ft</u> .0 <u>in.</u>	12 <u>ft.</u> -0 <u>in.</u>	23 <u>ft</u> . 0 <u>in.</u>	20 <u>ft</u> . 0 in.
30	9 <del>.</del> ft 0 in.	<del>16.6</del> 17 ft. 0 in.	11 <u>ft</u> 0 <u>in.</u>	18 <u>ft</u> . 0 in.	27 <u>ft</u> 6 <u>in.</u>
compact car	8 <u>ft</u> -0 <u>in.</u>	<del>17.0</del> 16 ft. 6 in.	10 <u>ft</u> . 0 <u>in.</u>	17 <u>ft</u> . 0 <u>in.</u>	27 <u>ft</u> . 0 in.
45	9 <u>ft.</u> -0 <u>in.</u>	19 <u>ft</u> . 0 <u>in.</u>	13 <u>ft</u> . 0 <u>in.</u>	12 <u>ft</u> .6 <u>in.</u>	32 <u>ft</u> . 0 in.
compact car	8 <u>ft</u> . 0 in.	18 <u>ft</u> 4 <u>in.</u>	13 <u>ft.</u> <u>60 in.</u>	11 <u>ft</u> . 3 <u>in.</u>	30 <u>ft</u> . 4 <u>in.</u>
60	9 <u>ft</u> . 0 in.	20 <u>ft</u> . 6 in.	18 <u>ft</u> . 0 <u>in.</u>	10 <u>ft</u> .6 <u>in.</u>	38 <u>ft</u> . 6 <u>in.</u>
compact car	8 <u>ft</u> . 0 in.	19 <u>ft</u> -6 <u>in.</u>	18 <u>ft</u> .6 <u>0 in.</u>	9 <u>ft.</u> 2 <u>in.</u>	38 <u>ft.</u> -6 <u>in.</u>
90	9 ft - 0 in.	18 <u>ft-</u> 0 in.	25 <u>ft</u> .0 <u>in.</u>	9 <u>ft.</u> 0 <u>in.</u>	43 ft0 in
compact car	8 <u>ft</u> . 0 in.	16 <del>.</del> ft. 0 in.	25 <u>ft</u> . 0 <u>in.</u>	8 ft. 0 in.	43 <u>ft</u> . 0 in

(Note: Dimensions are in feet and inches)

Parking Space and Aisle Dimensions for Structured Parking

<u>A</u>	В	<u>C</u>	D	<u>E</u>	<u>F</u>
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
<u>Parallel</u>	9 ft. 0 in.	9 ft. 0 in.	<u>12 ft 0 in.</u>	23 ft. 0 in.	20 ft. in.
compact car	8 ft. 0 in.	8 ft. 0 in.			
30	9 ft. 0 in.	<u>17 ft 0 in.</u>	<u>11 ft 0 in.</u>	<u>18 ft. 0 in.</u>	28 ft. 0 in.
compact car	8 ft. 0 in.	<u>16 ft. 6 in.</u>		<u>17 ft. 0 in.</u>	27 ft. 6 in.
<u>45</u>	9 ft. 0 in.	19 ft. 0 in.	11 ft 6 in.	12 ft. 6 in.	30 ft. 6 in.
compact car	8 ft. 0 in.	18 ft. 4 in.		11 ft. 3 in.	29 ft. 10 in.
<u>60</u>	9 ft. 0 in.	20 ft. 6 in.	13 ft. 6 in.	10 ft. 6 in.	34 ft. 0 in.
compact car	8 ft. 0 in.	<u>19 ft. 6 in.</u>		9 ft. 2 in.	33 ft. 0 in.
90	9 ft. 0 in.	18 ft. 0 in.	23 ft. 0 in.	9 ft. 0 in.	41 ft. 0 in.
compact car	8 ft. 0 in.	<u>16 ft. 0 in.</u>	22 ft. 0 in.	8 ft. 0 in.	38 ft. 0 in.



- (4) Parking facilities of nonresidential commercial, industrial, and multifamily uses may have up to 40 percent of the stalls reduced in size to accommodate compact cars for surface parking lots and up to 50 percent for structured parking; provided:
  - (a) Compact car spaces shall be located so as not to be significantly more convenient to use than the standard size spaces; and
  - (b) Each compact car space or grouping of spaces shall be conspicuously identified as being suited for compact cars only.

(b)(c) Grouping or clustering of compacts stalls is encouraged to minimize surface lot and structure sizes.

The following requirements shall be met in all zoning districts, except when specifically regulated elsewhere in this code:

# **Off-Street Parking Requirements**

Land Use	Standards
	Standards
Residential	
Accessory	1 space Refer to WCC
dwelling unit	10.47.0 <mark>4</mark> 0(2)(d)
Infill cottage	1 space per bedroom, but not
housing (2 to 3	more than 2 spaces per
units)	dwelling unit; Refer to WCC
	10.47.0 <mark>8</mark> 0(2)(h)
Cottage housing	1 space per bedroom, but not
(4+)	more than 2 spaces per
	dwelling unit; Refer to WCC
	10.47.0 <mark>9</mark> 0(2)(j)
Courtyard	1 space per bedroom, but not
housing	more than 2 spaces per
	dwelling unit; Refer to WCC
	10.47. <u>120(2)(i)</u>
Duplex; Patio	1 space per bedroom, but not
homes	more than 2 spaces per
	dwelling unit; Refer to WCC
	10.47.100(2)(a) <del>2 spaces per</del>
	dwelling unit
Multifamily	1 <del>.5</del> spaces per bedroom, but
dwelling;	not more than 2 spaces per
Townhouses—	dwelling unit
13+ dwellings	
	Refer to WCC 10 47 140(2)(a)
Live-work	Refer to WCC 10.47.140(2)(e)
dwellings	
Manufactured	Refer to
home	WCC10.47.180(2)(k)(i)
community	

#### Chapter 10.65 CONDITIONAL USES

# 10.65.080 Auditoriums/places of public assembly, and places of worship. SHARE

(5) Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270080(4). Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# 10.65.110 Child day care center. SHARE

(6) Architectural Scale. New child day care center buildings in the RS, RL, RM, and RH zoning districts shall meet WCC  $\frac{10.48.080(4)}{10.48.270}$ . (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# 10.65.170 Institution of higher education. SHARE

(6) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270080(4). Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A). Formerly 10.65.160)

# 10.65.180 Libraries, museums, and neighborhood centers. SHARE

(4) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# 10.65.280 Schools. SHARE

(7) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270080(4). Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# 10.65.310 Supervised living facilities. SHARE

(3) Architectural Scale. New supervised living facility buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270080(4). (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

# **Universal Changes**

Eliminate the term "yard" associated with Title 10 setback provisions. Specifically make the following edits where necessary throughout Title 10 (where not already addressed by other suggested edits herein):

- Change "front yard setback" to "street setback".
- Change "side yard setback" to "side setback".
- Change "rear yard setback" to "rear setback".

Delete all references to "Planned Developments".

# WENATCHEE MISCELANEOUS TITLE 11 CODE CHANGES (ASSOCIATED WITH THIS RESIDENTIAL CODE UPDATE)

Draft October 9, 2019

#### NOTES:

 Only those sections/subsections with proposed changes are shown. Edits to existing language are tracked.

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### Chapter 11.20 SUBDIVISION DESIGN STANDARDS

#### 11.20.020 Streets.

(8) Minimum Standards for Streets and Sidewalks. The minimum standards for streets and sidewalks shall be determined by the following table or as authorized under Chapter <a href="https://docs.python.org/11.28">11.28</a> WCC\_or per pre-approved plans. Larger than minimum may be specified by the city upon the recommendation of the city engineer for unusual situations such as bike lanes, left turn storage lanes, etc.

	Min.	Min. Curb- to-	Drive	Parking			Max.
	R/W <sup>1</sup>	Curb	Lane	Lane		Min. Side-	Grade
Class	(feet)	(feet)	(feet)	(feet)	Planter <sup>2</sup> (feet)	walk³(feet)	<b>(</b> %)
Principal	60-	56				2 @ 10	8
Arterial	80						
Minor	60-	44				2 @ 5	8
Arterial	70						
Collector	50	32	12	1@8	2 @ 5	2 @ 5	<del>10</del> 12
Collector	60	38	11	2@8	2 @ 5	2 @ 5	<del>10</del> 12
Res.	60 <sup>4</sup>	34	10	2 @ 75	2 @ 5	2 @ 5	<del>10</del> 12
Parking							
2							
Res.	40	24	12	0	1 @ 5	1 @ 5	<del>10</del> 12
Lane <sup>6</sup>							
Cul-de-	100	96		0	1 @ 5	1 @ 5	<u>58</u>

sac							
Private Lane <sup>7</sup>	25	20	10	0	0	0	10
Private Lane > 500 ft.8	32	27	10	7	0	1 @ 5 (Note 10)0	10

#### Notes:

- 8. Private lanes within <u>residential planned</u> developments or binding site plans that are longer than 500 feet and right-of-way is not dedicated to the public but rather to a homeowners' association or other organization as provided in WCC 11.16.180 and 11.16.190.
  - (9) Landscape Improvement. Required planting strips with street trees adjacent to collector and local access streets will be required to be improved with suitable landscape materials and irrigation systems in a manner, and to the specifications of, the city engineer.
- (10) A detached pedestrian circulation system from the roadway serving the development and providing connectivity to pedestrian infrastructure adjacent to the development may be considered on a site by site basis by the City Engineer where the City Engineer determines that the provisions of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan and applicable city code requirements can be met.
- (110) \_(a)Private Lanes. Private lanes are allowed when it is determined by the <u>City Engineer subdivision</u> administrator that, pursuant to the Wenatchee urban area comprehensive plan, it is not necessary to dedicate the access in order to facilitate future subdivision of surrounding property. In no circumstance shall a private lane be permitted where the city engineer determines that future right-of-way dedication is necessary to facilitate future access to adjoining properties or where it is determined that a public road will more effectively implement the transportation goals and policies of the comprehensive plan.

  Providing this degree of flexibility within the City can provide consideration for site constraints which may be present and facilitate residential development within vacant or underutilized residential land in the urban growth area.
  - (b)(a) Private lanes are allowed...
  - (be) Private Lanes Permitted within <u>Planned residential development Developments</u> or Binding Site Plans. The following minimum standards apply: to private lanes within planned developments or binding site plans:
    - (ii) Length and Turnaround Criteria for Private Lanes. The length of a private lane within an residential-planned development or binding site plan is not limited. A private lane that loops from a public road back to a public road is preferred. A turnaround shall be provided, improved with curbs, at the end of a private lane exceeding 150 feet in length. Options of turnaround curb shapes to adequately accommodate emergency vehicles are according to subsection (6) of this section, Dead End Streets.
- (<u>cd</u>) Private Lanes Minimum Standards for All Private Lanes. The following minimum standards apply to private lanes within a subdivision, planned development or binding site plan that connects to an existing or new public road:
- (124) Shared Driveway Easement.
- (132) Private Lanes Established by Easement.
- (a) Many constrained and underutilized lots exist in the city of Wenatchee, which due to historic

development patterns, or the built or natural environment, cannot accommodate the requirements for a private tract necessary to meet access requirements for a short plat, binding site plan or major subdivision under subsection (10) of this section, Private Lanes. Additionally, in limited circumstances where an access easement could provide for improved building envelopes or lot design, such as limiting the proliferation of flag lots, the use of an easement for access may be appropriate. When an applicant demonstrates these circumstances to the satisfaction of the city engineer, a private lane established as a permanent easement to provide legal access to each lot or dwelling unit of an residential planned residential development\_, under Chapter 10.42 WCC, Planned Developments, may be authorized subject to meeting the following criteria and standards:

(143) Alternatives

#### Chapter 11.32 CLUSTER SUBDIVISIONS, BINDING SITE PLANS AND UNIT LOT SUBDIVISIONS

#### 11.32.010 Application and fees.

Applications for <del>cluster subdivision,</del> binding site plans and unit lot subdivisions shall be made on the appropriate forms and shall follow the procedures set forth for short plats, Chapter <u>11.12</u> WCC, or major subdivisions, Chapter <u>11.16</u> WCC. Filing fees, required improvements and all other requirements, except as specifically modified in this chapter, shall comply with either Chapter <u>11.12</u> or <u>11.16</u> WCC, depending on the number of lots in the <del>cluster subdivision</del> proposal. (Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 98-40 § 4; Ord. 3080 § 800, 1994)

#### 11.32.020 Applicability of zoning regulations.

Cluster subdivision shall meet the overall density requirements as set forth in the Wenatchee zoning ordinance. For the purposes of this chapter, the minimum lot size for the zoning district shall be divided into the gross area of land being subdivided to ascertain the total number of lots that will be allowed by this procedure. Individual lot sizes may be reduced by no more than 25 percent of the minimum lot size of the district. All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes. Individual lot depth and width requirements may be reduced by not more than 20 percent. All other zoning ordinance regulations and use limitations remain in full force and effect. (Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 802, 1994)

#### 11.32.030 Districts permitted.

Cluster subdivisions may only be allowed in the R-S and RL zoning districts as the same are depicted on the official zoning map for the city of Wenatchee. (Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 804, 1994)

#### 11.32.040 Minimum size of cluster subdivisions.

Cluster subdivision shall not be allowed in subdivisions containing less than five acres. (Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 806, 1994)

#### 11.32.050 Open space restricted.

The open space accumulated as a result of the application of WCC <u>11.32.020</u> shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner.

(Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 808, 1994)

#### 11.32.060 Open space use and access.

The open space created and set aside pursuant to WCC 11.32.020 shall remain unimproved for preservation, recreation and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the subdivision or, where the land has been deeded to the city of Wenatchee, to the public. (Ord. 2017-16 § 2 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 810, 1994)

#### 11.32.080 Unit lot subdivisions.

(1) Applicability and Purpose. This section is to apply exclusively to the subdivision of land for <u>courtyard housing</u>, <u>townhomes</u>, <u>duplexesattached single-family dwelling units authorized under city code</u> and cottage housing development <u>processed as a residential planned development under Chapter 10.42 WCC</u>. The purpose is to allow for the creation of lots for <u>the individual ownership of these types of housing unitstownhouse dwellings and cottage developments</u>, while applying only those site development standards applicable to the parent <u>parcel(s) site</u> as a whole, <u>established in Chapter 10.46 Wenatchee Development Standards</u>.

#### (6) General Regulations.

- (a) The unit lot subdivision as a whole shall meet development standards applicable to the underlying residential site development approval associated with a commercial or residential building permit erresidential planned development as applicable, and the provisions of this section. As a result of the unit lot subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards <u>under Chapter 10.46</u> based on analysis of the individual unit lot. So long as the parent <u>parcel(s)site</u> meets the criteria of the underlying residential site development plan or the dwelling units are already in existence, each unit lot will be deemed to be in conformance. If the units are already legally in existence and do not comply with the development standards, a unit lot may be created for each existing dwelling unit. Subsequent platting actions, additions, or modifications to the structure(s) may not create or increase any nonconformity of the parent lot;
- (e) Except for existing nonconforming development or as approved pursuant to Chapter 10.42 WCC, building setbacks shall be as required for the zone as applied to the underlying parent parcel(s)site as a whole. There shall be no setback required from individual unit lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the underlying residential site development plan;

# City of Wenatchee

# Residential Design Guidelines

**DRAFT** October 9, 2019

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# A. Administrative

# A.1. Purpose

The general purpose of these Residential Design Guidelines (Guidelines) is to implement the City's Comprehensive Plan vision, especially:

- Goal 12 Policy 8: Conduct a comprehensive review of dimensional and density standards for residential development. Where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character; and
- Goal 12 Policy 9: Compatible blended density housing: Develop design standards and evaluate appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form, intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers or hierarchies of uses are evaluated. This approach to housing is more focused on desired form, with a range of housing types vs. a density-based zoning approach.

More specifically, the purposes of these Guidelines are to:

- Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.
- Promote higher densities along major corridors and in existing neighborhoods already characterized by density.
- Provide clear objectives for those embarking on the planning and design of development projects within Wenatchee.
- Ensure attractive, functional residential development to meet the city's housing needs;
- Promote social and economic vitality;
- Foster safety and comfort through design;
- Promote original and high-quality design;
- Enhance the character and function of Wenatchee's streets:
- Promote building and site design that fits into the context of established neighborhoods;
- Promote sustainable design principles;
- Promote design that enhances the "sense of place" for neighborhoods;
- Increase the awareness of design considerations amongst the Wenatchee community; and
- Maintain and enhance property values through appropriate aesthetic and functional design considerations.

### A.2. Administrative Procedures

The City of Wenatchee Community Development Director (Director) or designee will administer the Wenatchee Residential Design Guidelines (Guidelines), lead the review process, and ensure that new development meets their intent. The review of a development project application with respect to the Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions. In cases where there is a question of applicability, the Director will make the decision.

# A.3. Applicability

The provisions of these guidelines apply to:

A.3.1. Development of new housing types as specified in the table below.

Residential Type	Applicable
Accessory dwelling units, detached accessory dwelling units	No
Single family dwellings	No
Single family cluster	When referenced in Title 10
Single family courtyard	No
Cottage housing	When referenced in Title 10
Duplex	When referenced in Title 10
Patio homes	When referenced in Title 10
Courtyard housing	Yes
Townhouses	Yes
Multifamily dwellings	Yes
Live-work dwellings	Yes
Mixed-use building with at least one residential unit	Yes
Manufactured home communities	Yes
Single purpose commercial buildings	No

- A.3.2. Building additions to applicable housing types/elements as specified above.
- A.3.3. Exterior modifications (such as façade changes, windows, awnings, signage, etc.) to applicable housing types/elements as specified in the table above.
- A.3.4. If there is a discrepancy in these guidelines between the text and figures or charts, the text shall apply.

### A.4. Terms Used in the Guidelines

Most sections include the following elements:

- Intent statements, which are overarching objectives, these statements are to be for
  assistance in determining whether or not the application meets the requirements in the
  guidelines. Some guidelines offer multiple means of satisfying requirements and allow for
  proposals that are not specified in the provisions. In these cases the intent statements
  provide guidance as to whether these alternative proposals are acceptable.
- Words such as "shall," "must," and "is/are required," signify required actions or features, and must be complied with.
- The use of the word "should" means that the provision is required unless there is a compelling reason to the contrary, as determined by the director.
- The use of words such as "is/are recommended," signify voluntary measures.

# A.5. Organization of the Residential and Mixed-Use Guidelines

These guidelines are organized into sections roughly arranged in the sequence of decisions made during the design process. That is, they consider first, the larger site layout parameters that determine the size and configuration of the major project elements such as buildings, parking and circulation. The second section addresses the site design features such as pathways and landscaping that further refine the site layout. The third section covers building design elements that are usually addressed after the larger site elements and building footprints have been determined.

# B. Introduction

# B.1. Residential Development Types

As noted in A.1 Purpose, one of the Director's objectives in establishing these guidelines is to encourage the development of a wider spectrum of residential housing types that in turn offers households more choices in meeting their housing needs, provides housing at different affordability levels, and gives residential developers greater flexibility in taking advantage of different site conditions and market opportunities. At the same time, it is critical that new development fit with its neighborhood context and does not negatively impact its neighbors. To accomplish this, these guidelines and Wenatchee Municipal Code Title 10: Zoning include provisions to address development issues specific to each individual housing type.

Chapter 10.08 WCC defines the different housing types with respect to specific criteria. These definitions will be used in project review. Chapter 10.10 WCC identifies which housing types are allowed in each of the Director's land use zones and overlay districts. Chapter 10.46 describes the dimensional requirements for development envelopes for each zone, specifying, for example building setbacks, lot coverages and height limits. Chapter 10.47 describes the dimensional requirements for each housing type in each zone and overlay district.

The following sections in B.1 describe the design characteristics, advantages and considerations typical of each type. The contents of section B.1 are for information purposes and are not requirements.

Section B.2 identifies the character areas within the City for the purposes of integrating new development into existing neighborhoods.

# Single Family – Cluster

**Description:** Two or more single family residences that are developed as part of a Cluster Subdivision in accordance with WCC 10.47.050 or which are developed per other City approved permit in which there are exemptions to the dimensional requirements of Chapter 10.46 WCC.

#### **Design Characteristics:**

- Residences are developed according to densities and height limitations allowed in WCC 10.46.
- Lots and setbacks may be smaller than individual single family residences required in WCC 10.46 as long as there is an equivalent amount of open space and impacts to neighboring lots are no greater than if the WCC 10.46 provisions were applied.

#### Advantages:

- Allows for more efficient development of irregular and unusually configured lots.
- Allows for protection of site features such as critical areas, steep slopes, and open space.
- · Allows to more efficient vehicle circulation and parking.

#### **Design Considerations:**

- Ensure that the resulting open spaces are usable, protect a natural resource, or provide another public benefit.
- Ensure that vehicle access and internal circulation are safe and efficient.
- Minimize loss of privacy and solar access to neighboring single family residences.
- Clustering may require maintenance agreements for the common space.

Reference: See also WCC 10.47.060.













# **Courtyard Housing**

**Description:** Multifamily dwelling units surrounding a courtyard, pathway with landscaping, or other open space.

#### **Design Characteristics:**

- · Generally, the units are ground related.
- The central open space may be lawn, a passive open space with a garden or landscaping, or an active open space with, for example, playground equipment.

#### Advantages:

- · Allows higher densities and more affordable units.
- · Offers a unique residential type.
- · The open space can be very attractive and useful.

#### **Design Considerations:**

- The design of the open space and the transition between public open space and the private spaces around the units are very important.
- · Impacts of parking should be minimized.
- The complex should present an attractive street front.

Reference: See also WCC 10.47.070.











# B.1.3. Cottage Housing

# **Cottage Housing**

**Description:** "Cottage housing" means four or more small, detached individual dwelling units sharing commonly owned open space, courtyard, and parking area. See WCC 10.47.070. Cottage housing development with two to three units is referred to as infill cottage housing. See WCC 10.47.060.

#### **Design Characteristics:**

- Small, usually one to one and a half stories, individual dwelling units with porches and individual gardens near entries
- Attractive architectural details, materials, and colors that offer some individuality for each unit but lend a continuity for the whole complex.
- · Attractive courtyard provides shared open space.
- Parking can be individual spaces or in a combined lot around perimeter.

#### Advantages:

- · Increased density without the bulk of large buildings.
- · Offers small unit living within an individual structure.
- Orientation around a courtyard offers social setting and security.
- Generally more affordable than a traditional single family residence.
- Usually compatible with single family neighborhoods.

#### **Design Considerations:**

- · Privacy and security should be addressed in site design.
- Relationship between the cottages and open space must be welcoming but provide privacy.
- Architectural detailing and landscaping is important to ensure quality.
- Parking location and site design should minimize impacts.

Reference: For four or more units, see WCC 10.47.090. For infill cottage housing options with three or fewer lots, see WCC 10.47.080.









Note: Shared parking and individual lots of this example.

#### B.1.4. Duplexes and Patio Homes

# **Duplexes and Patio Homes**

**Description:** A detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other (WCC 10.08.055 "D").

Patio homes refer to a duplex where the dwelling units are placed side by side and each unit is platted on its own lot (WCC 10.08.115).

#### **Design Characteristics:**

- Duplexes may look like a single family residence, especially if there is a single driveway or the drives access from an alley.
- Corner lots offer excellent opportunities for ground related duplexes.
- Dwelling units may be situated side by side or one over another.
- Stacked duplexes (one unit over another) can tend to be – but are not necessarily – bulkier than single family residences.
- Some existing two-story houses can be successfully converted to a stacked duplex.
- New duplexes can feature a variety of styles and configurations.

#### Advantages:

- Added density without changing the character of a single family neighborhood.
- Tends to be more affordable per unit than single family residence.
- Offers home buyer the ability to reduce monthly cost with revenue from rental unit.

#### **Design Considerations:**

- Duplexes are most compatible in single family neighborhoods when they have the same architectural character as their neighbors.
- Building elements and details are important to prevent duplexes from looking "boxy".
- It is especially important to minimize driveways and curb cuts.
- Front yards, entries, and drives must be configured to create a pleasant streetscape.
- Exposed parking under the building and visible from the street should be avoided.

Reference: See WCC 10.47.100-110 for duplex and patio home standards.



Duplexes work well on corner lots.





Older houses can be successfully converted to duplexes if parking can be accommodated.



Contemporary styled duplexes are possible.

#### **Townhouses**

**Description:** A single family dwelling with an individual entry onto a street or common walkway that shares at least one wall – and a property line – with another dwelling. Townhouses are typically individually owned ground related units. See WCC 10.47.130.

#### **Design Characteristics:**

- Townhouses generally feature a compact footprint and multiple stories.
- Townhouses may be aligned in a straight row facing a street or configured around a courtyard or common pathway.
- The front facade of townhouses may feature building modulation to break up the building's massing.
- · Front yards of townhouses are often relatively small.

#### Advantages:

- · Added density and affordability.
- · Usually individually owned.
- · Can provide an individual backyard.
- Can provide a pleasant streetscape and transition between public right of way and interior privacy.

#### **Design Considerations:**

- Because of townhouses' relatively narrow width, it is important that driveways and automobile access from the main street are minimized or should drive so they do not dominate the front facade (alley access is preferred).
- If the front townhouse facades are situated near a public street, the ground floor should be elevated and/ or set back from the sidewalk to maintain the residents' privacy.
- Building elements, details, and modulation can help reduce the building's massing.
- The color or detailing may vary from one unit to the next to add individual identity to the residences.









# B.1.6. Courtyard Housing

# **Courtyard Housing**

**Description:** Multifamily dwelling units surrounding a courtyard, pathway with landscaping, or other open space.

#### **Design Characteristics:**

- · Generally, the units are ground related.
- The central open space may be lawn, a passive open space with a garden or landscaping, or an active open space with, for example, playground equipment.

#### Advantages:

- · Allows higher densities and more affordable units.
- · Offers a unique residential type.
- · The open space can be very attractive and useful.

#### **Design Considerations:**

- The design of the open space and the transition between public open space and the private spaces around the units are very important.
- · Impacts of parking should be minimized.
- The complex should present an attractive street front.

Reference: See also WCC 10.47.070.











## Multifamily

**Description:** Buildings with three or more attached units. Such buildings may have common or individual entrances and could be rental apartments or condominiums.

#### **Design Characteristics:**

- Generally aligned parallel to the street front but may be arranged around an internal courtyard. See courtyards or condos above.
- Upper story facades include elements such as balconies, modulation, and clusters of windows to break up the building's massing.

#### Advantages:

- Offers higher density and amenities such as a roof deck, views, etc.
- Generally, more affordable than other housing types.
- Appropriate in places where a less established residential neighborhood context is offset by convenience and internal amenities.

#### **Design Considerations:**

- Measures should be taken to ensure livability of dwelling units at or near grade.
- The front facade of the building should incorporate building elements, articulation, attractive materials, and details.
- The front yard landscaping should provide privacy to ground floor units and screen parking, as well as add to a usable streetscape.
- Some residential open space should be provided. This
  may take many forms (outdoor courtyard or other open
  space, roof deck, balconies, exercise room, etc.).
- The entry(s) should be welcoming and secure.
- The privacy and solar access of neighboring residences in adjacent lower intensity zones should be protected by building setbacks and upper story step-backs, if necessary.

Reference: See also WCC 10.47.150.









#### Mixed Use

**Description:** For the purpose of these guidelines, a "mixed use building" refers to a building that features a non-residential use or uses on at least a portion of the ground floor and at least one dwelling unit.

#### **Design Characteristics:**

- Ground floor storefront uses feature weather protection, transparency (ample window area), commercial ceiling height, attractive details, and a welcoming entry to encourage pedestrian activity.
- Upper stories feature elements, characteristics, and materials that provide a "human scale" and attractive facade.

#### Advantages:

- Offers very convenient services and pleasant street level activity.
- Usually relatively affordable.
- Highest density of all residential types and reduces pressure on single family neighborhoods.
- May offer views.
- Concentrations of residents support local businesses.

#### **Design Considerations:**

- The front facade of the building should incorporate building elements, articulation, attractive materials, and details.
- Some residential open space should be provided. This
  may take many forms (outdoor courtyard or other open
  space, roof deck, balconies, exercise room, etc.).
- The entry(s) should be welcoming and secure.
- The privacy and solar access of neighboring residences in adjacent lower intensity zones should be protected by building setbacks and upper story step-backs, if necessary.

Reference: See also WCC 10.47.160.









## **Live-Work Dwellings**

**Description:** WCC 10.08.095 "L" defines "live-work dwelling" as a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind.

#### **Design Characteristics:**

- Generally, two- to three-story buildings with a large multipurpose space near the front entrance that can accommodate commercial, retail, or office activities.
- The commercial space shall comply with accessibility requirements.
- Two or more units may occupy a single building in a townhouse type of configuration, or they may be arranged around a shared access point.
- Sometimes the units are flexible so that the ground floor can function as a ground related unit or as a work space, depending on the occupant's needs.

#### Advantages:

- · Offers a unique opportunity for small businesses.
- Its small scale can fit within some neighborhoods or provide a transition between a commercial district and a single family neighborhood.
- · Offers flexibility for the owner.

#### **Design Considerations:**

- Parking should be carefully considered as the unit may need space for both residents and clients.
- Care should be taken so that the unit doesn't become just a townhouse without privacy for the resident.
- · Signage and commercial access should be addressed.

Reference: See also WCC 10.47.140.











### B.2. Establishment of "Character Areas"

One of the objectives of these guidelines is to support and enhance the unique design characteristics of specific neighborhoods or areas within the city. One way to do this in the design of new residential development is to emphasize the architectural design characteristics of the locale in which it is built. To implement this goal the following "character areas" are established as described below and on the map in Figure B.2.a.

**Core Residential Neighborhoods**. All properties in the RM and RH zones east of Western Avenue, north of Crawford Avenue, and south of the Wenatchee River.

**Perimeter Residential Neighborhoods**. All properties in the RS, RL and RF zones south of the Wenatchee River plus all RM and RH zoned properties south of Crawford Avenue.

Sunnyslope. All residentially zoned properties north of the Wenatchee River.

**North and South Wenatchee Business Districts**. All properties in the NWBD and SWBD zones plus adjacent areas in the residential mixed-use zoning district.

**Greater Downtown District**. All properties in the CBD zone plus some adjacent areas in the residential mixed-use zoning district.

Section E.2.4 Architectural design Character and E.6.2 Building materials and colors include guidelines that apply to specific character areas.

## B.3. Grandview Historic District

The guidelines related to design character in WCC sections D.1.4, E.2.4 and E.6.2 do not apply to properties in the Grandview Historic District. Projects in the historic district shall be reviewed in accordance with WCC 10.40.060.

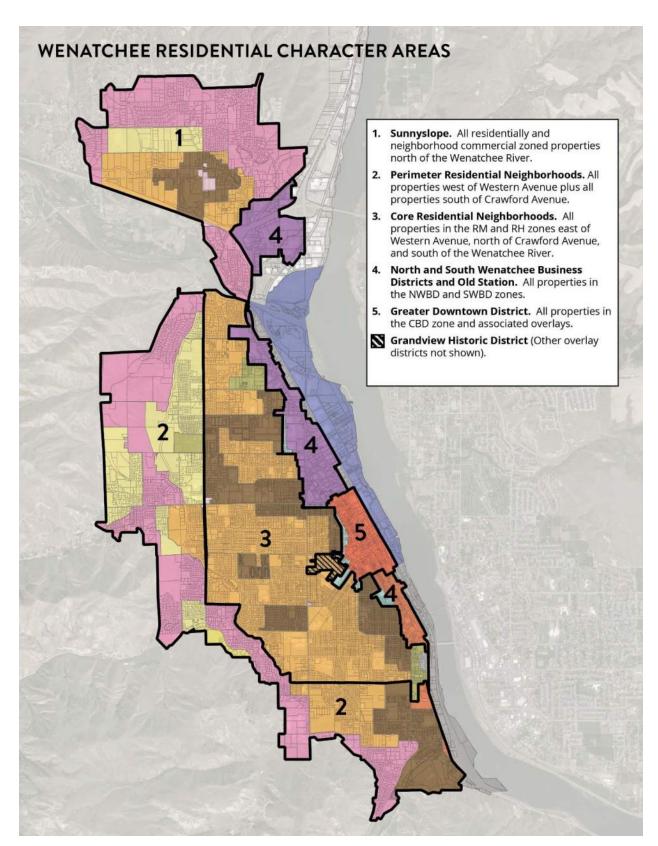


Figure B.2.a. Character area boundaries.

# C. Site Planning

## C.1. Relationship to Street Fronts and Common Pathways

## INTENT:

- To provide for the privacy, comfort, and livability of the residential units.
- To provide an attractive streetscape.
- To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
- To provide an inviting entry into the units.
- To foster pedestrian-oriented businesses and activities in mixed-use buildings on pedestrian-oriented streets.

#### **GUIDELINES:**

- C.1.1. Ground-related units facing streets, common pathways or common open spaces.
  - a. <u>Applicability</u>: This guideline applies to all ground related residential units facing a public street or common pathway or common open space within a development. "Ground related residential units" or ground floor residential units" means residential units such as townhouses, ground floor apartments, ground floor duplex units, cottage housing, etc. which face a public right of way or common pathway or common open space within a development and have their ground floors within three feet above or below the walkway or open space grade. Units that have pedestrian access directly from a street or pathway without passing through a lobby or room are also ground related

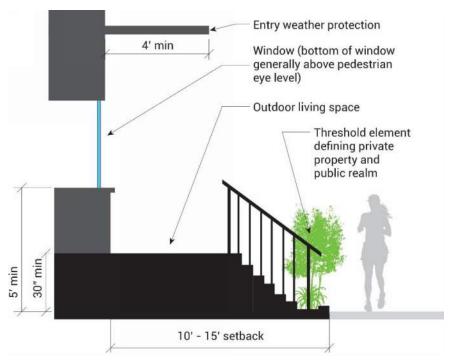




Figure C.1.a. Desirable ground related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape (right). Similarly, these measures add privacy and a sense of community in units facing a common pathway or open space such as cottage housing complexes and courtyard apartments (left).

b. <u>Street access.</u> Ground-related residences fronting a street or common pathway shall all have individual ground-related entries accessible from the street or pathway. Units situated around a courtyard or on another type of open space shall feature entrances to those elements.

- c. <u>Setback or elevate units for privacy.</u> Provide for internal privacy for people living in the ground related units through all of the measures as follows. Reduced setbacks (where allowed by WCC Chapter 10.46) warrant greater pro-active design treatments to create an attractive and effective transition between the public and private realms.
  - i. Setback ground level residences at least 5 feet from a public right of way (or from a common open space or pathway if the residence is adjacent to either of those features). If the front façade is 10-15 feet from the street ROW, pathway or open space grade and elevate the ground floor unit at least 30 inches above grade and elevate the bottom of ground floor windows facing the street at least 5 feet above grade. If the front façade is 5-10 feet from the street ROW, pathway or open space grade and elevate the ground floor unit at least 3 feet above grade and elevate the bottom of ground floor windows facing the street at least 6 feet above grade.



The above provisions apply to ground-level residential frontages with 10-15' setbacks. The below provisions apply to ground-level residential frontages with setbacks less than 10'.

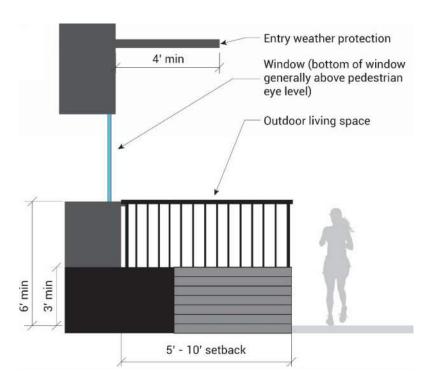


Figure C.1.b. Dimensional relationships to maintain privacy and provide a successful transition between public and private realms when setbacks are reduced below 10 and 15 feet.

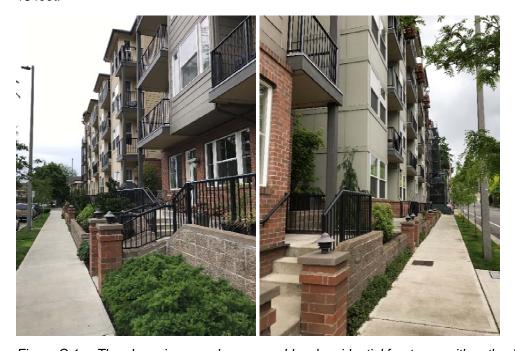


Figure C.1.c. The above images show ground-level residential frontages with setbacks of approximately 10 feet (left image) and 5 feet (right image) along different street frontages for this corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realm within the adjacent dwelling units.

- ii. Provide a physical "threshold" feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and private entry, porch, yard, or patio. Thresholds may screen but must not block views to and from the street or common pathway. Retaining walls adjacent to a public ROW shall be no taller than 30 inches. If additional height is required to accommodate grade conditions, then accommodate the grade change according to D.5.1.
- iii. Provide an outdoor space at least 4 feet in depth and 6 feet wide (24 square feet minimum) in the front setback such as a porch, patio, deck, or stoop. Where feasible, this space must be at the same level as the interior of the unit. The Director may allow an exception for an outdoor space with other dimensions if the space meets the intent of providing a transition between the street and the private space.
- iv. Provide a covered area, porch or protected entry space, or other architectural weather protection at least 4 feet deep and 4 feet wide (parallel to the street or pathway), that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
- v. Landscaping planters shall be integrated into transitional areas between the dwelling unit and the adjacent sidewalk, pathway or open space to enhance the transition between public and private realm (see Figure C.1.c below for an example). Where the ground level dwelling unit setback is more than ten feet, a landscape planter shall be integrated between the sidewalk, pathway, or open space and the porch, patio, deck, or stoop. Where the ground level dwelling unit setback is less than ten feet, a landscape planter shall be integrated between dwelling units/stoops.



Figure C.1.d. Ground floor residential units such as these often lack privacy and the livability of outdoor spaces is limited. Locating the ground floor at or close to grade or with insufficient setback results in an uninviting space even with the planter in place. This condition should be avoided.

## C.1.2. Street fronts on pedestrian-oriented streets.

a. <u>Applicability:</u> This guideline applies to all development facing a designated pedestrian-oriented street. (See Figure C.1.e)

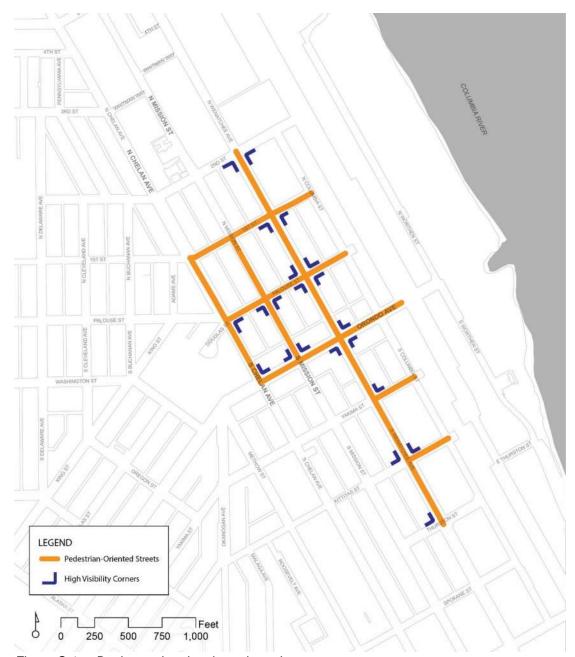


Figure C.1.e. Designated pedestrian-oriented streets.

- b. <u>Pedestrian-oriented façade.</u> Feature "pedestrian-oriented façades" as described in Section E.4.1 Pedestrian-Oriented Facades.
- c. <u>Ground floor use.</u> Feature non-residential ground floor uses. Hotel and multifamily residential lobbies, common rooms and entries are allowed.
- d. <u>Ground floor setbacks.</u> Feature ground floor setbacks at least 12' from the face of curb. Upper stories may extend to the property/right of way line.
- e. <u>Street wall definition</u>. The ground floor shall extend to the property/right of way unless the setback from the curb required in "d" is applicable. (For example, align the building along the right of way unless the resulting sidewalk area is less than 12' wide from back of curb to the first floor building wall at grade.)

Exception: A building front (measured parallel to the right of way line) may be set back up to 60' from the right of way provided the setback is occupied by a plaza, landscaped area or other space that invites pedestrian activity and buildings facing the open space meet the Pedestrian Façades and Weather Protection requirements in Section E.4.1.

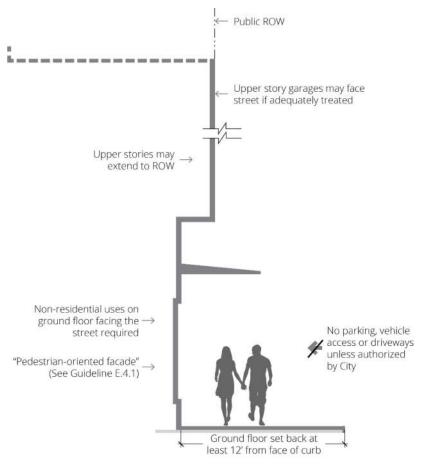


Figure C.1.f. Summary of requirements for building façades facing a designated pedestrian-oriented street. (This diagram is for illustrative purposes only. See Section C.1.2 for stated requirements.)

- f. Vehicle parking. Surface vehicle parking directly fronting, and ground floor structured parking directly adjacent to a designated pedestrian-oriented street is prohibited. The Director may allow upper story parking facing the street if the façade is suitably treated to appear as an occupied building or incorporates articulation treatments that break up the massing of the garage and add visual interest as described in Section E.7.1. The Director may also allow structured parking to face a designated pedestrian-oriented street if the subject property faces two or more designated pedestrian-oriented streets and the parking is treated per Guidelines E.8.
- g. Vehicle access (driveways). All vehicle access shall be from another street or alley unless the Director determines that there is no other way to provide safe vehicle access. For example, if the property is on the corner of two designated pedestrian-oriented streets or fronts a designated arterial and a designated pedestrian-oriented street, the Director will determine which street fronts may feature vehicle access (a driveway).

## C.1.3. Location and configuration of parking facilities facing a street front.

- a. <u>Applicability</u>: This guideline applies to all parking lots serving more than two residential units. This guideline does not apply to parking lots that only face an alley or private roadway.
- b. Parking lot location. All parking must be located besides, behind, underneath, or above the ground floor use facing the street (i.e., no parking is allowed between the building and the street). Parking is limited to 50% of the street front or 65 feet, whichever is narrower. Parking areas serving more than two residential units along the street must be screened (See Section D.1 and Chapter 10.62 WCC).

### C.2. Pedestrian and Non-Motorized Circulation

Note: This section addresses requirements for the layout and configuration of pedestrian circulation within the site such as walkways, trails, internal sidewalks. See Section D.2 for design elements associated with pedestrian movement such as lighting, paving, adjacent landscaping, etc.

#### INTENT:

- To improve the pedestrian environment by making it easier, safer, and more comfortable.
- To provide pedestrian access to transportation resources such as sidewalks, bikeways, crosswalks, and bus shelters connecting to all modes of transportation.
- To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.

### **GUIDELINES:**

C.2.1. Pedestrian connectivity within multi-unit residential complexes.

- a. <u>Applicability:</u> This guideline applies to applicable residential development with more than one building.
- b. <u>Pedestrian paths.</u> Provide safe, accessible pedestrian paths or sidewalks from the primary residence entry to a primary internal street, public street, or common open space. Pathways used to satisfy this requirement must conform to the provisions in Section D.2.
- c. <u>Pedestrian network.</u> The pedestrian circulation system shall connect all main entrances on the site. For duplexes, triplexes, fourplexes, and townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard. For multifamily developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities are required.
- d. <u>Bicycle facilities:</u> In multi-story multifamily buildings where some units are not ground related, provide at least one secure bicycle storage space for each unit. The storage space may be within a structured parking area, special structure or within the dwelling unit, if approved by the Director.

## C.3. Multifamily Open Space

### INTENT:

- To create useable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

- C.3.1. Amount of required "residential open space". See WCC Chapter 10.47 Residential Use Standards for open space required for different residential development types.
- C.3.2. Requirements for different types of required residential open space.
  - a. <u>Applicability</u>: This guideline applies to open space for housing types applicable to these guidelines and as set forth in WCC Chapter 10.47. Residential developments may include other types of open space that do not qualify as required open space such as wider landscaped buffers or critical areas. However, these features do not count as "residential open space".
  - b. Requirements for common open space. To qualify as common open space for the purpose of meeting open space standards for applicable housing types described in WCC Chapter 10.47 such open space shall:
    - i. Be of a grade and surface suitable for complying with provisions below.
    - ii. Be on the site of the proposed development.
    - iii. Conform to minimum dimensional requirements described in WCC Chapter 10.47 for the various housing types.
    - iv. Not be located within: the required street setback, any required

landscaped areas, nor areas devoted to parking or vehicular/pedestrian access (including sidewalks required for meeting the pedestrian circulation requirements). Exception: Common open space may include areas within a setback if that open space meets all the other requirements of this Guideline, C.3.2.

- v. Be centrally located and designed to be conveniently accessible to all residents from the interior of the development;
- vi. Include at least 75 percent "usable open space". Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, walkable lawns and other similar types of areas. Private balconies, patios, or decks as well as inaccessible open spaces specifically do not qualify as common open space.
- vii.Common open space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, or other treatments as approved by the Director that enhance safety and privacy for both the common open space and dwelling units. See also requirements for ground related units in C.1.1.
- viii. When possible, the space shall be oriented to receive sunlight, face east, west or preferably south, when possible.



Figure C.3.2.a. Four examples of common space illustrating that such space can serve a variety of uses.

- c. Requirements for balconies counted as useable open space. To be counted as usable open space, balconies must be at least 6 feet wide by 6 feet deep.
- d. Requirements for roof decks counted as usable open space. To be counted as useable open space rooftop decks must:
  - i. Be at least 15 feet by 15 feet and at least 225 square feet in area.
  - ii. Include amenities and spaces for activities such as dining, resting, parties, etc.
  - iii. Include protection to mitigate weather conditions such as wind, sunlight, and rain.
  - iv. Include landscaping (e.g.: container plantings), artwork or other enhancements.
  - v. Be accessible to all units.



Figure C.3.2.b. Two examples of acceptable rooftop decks.

e. Requirements for interior spaces counted as usable open space. To be counted as usable open space the room or interior space must be open and accessible to all units and include furniture or equipment to support recreational activities such as physical exercise, dance, or group functions, games, meetings, dining, etc.



Figure C.3.2.c. Examples of acceptable interior open spaces.

## C.4. Vehicle Access and Parking

#### INTENT:

- To allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors.
- To enhance the character of the street and neighborhood.
- To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
- To de-emphasize garages and driveways as major visual elements along the street.
- To provide safe and efficient vehicular access to residences.
- To minimize conflicts with pedestrian circulation and activity.

- C.4.1. Vehicular access general.
  - a. <u>Applicability:</u> This guideline applies to open space for housing types applicable to these guidelines and as set forth in WCC Chapter 10.47. For development fronting on designated pedestrian-oriented streets, see sections C.1.2. e & f above.
  - b. <u>Street access.</u> All vehicle access such as driveways shall be from an alley if one is available and the Director determines that the alley is sufficiently sized, configured and paved for vehicular access. If no alley is available, then access shall be from the street with the lower street classification or less traffic, as determined by the Director.
  - c. <u>Parking facilities requirements.</u> Parking facilities shall be provided in accordance with WCC Chapter 10.60.
  - d. Garages within the RS, RL and RM zones, garages facing a public street (not an alley) must be set back in accordance with WCC Chapter 10.46. See also Section E.7 for garage and parking facility design requirements.
  - e. The location and configuration of parking facilities and associated landscaping shall be as approved by the Director and meet the requirements of WCC 10.48.130 (clear view triangle).
- C.4.2. Vehicular access for residences with individual driveways and parking facilities See WCC Chapters 10.46 and 10.47 for requirements specific to different zones and residential types.
- C.4.3. Vehicular access for residences with driveways and parking facilities serving multiple residences (e.g.: parking lots for multifamily structures, courtyard complexes, etc.)
  - a. <u>Applicability:</u> This guideline applies to all developments where automobile access and parking is shared by multiple residential units.

- b. <u>Driveway width.</u> Driveways serving multiple residences shall meet WCC 3.16. Fire Code, including appendix D, Fire Apparatus and access Roads, and shall not be less than 20 feet wide and not more than 24 feet wide.
- c. <u>Driveway length.</u> Driveways shall be sufficiently long to accommodate a vehicle parked between the right of way and the garage without blocking the adjacent sidewalk. (Typically 18 feet minimum.)
- d. See also Section C.1.3. Location and configuration of parking facilities facing a street front.

### C.4.4. Streetscape design of internal roadways.

- a. <u>Applicability:</u> This guideline applies to all developments where automobile access requires internal roadways other than from a public right of way to a single parking area or structure.
- b. <u>Internal streetscape design.</u> To increase the function and appearance of internal roadways on sites greater than two acres, street trees and sidewalks at least 5 feet wide must be provided on all internal access roadways, excepting access roads designed solely for the purpose of service (e.g. waste pick-up) and loading.

## C.5. Site Planning for Security

#### INTENT:

- To increase personal safety and property security.
- To discourage property damage and vandalism.

- C.5.1. Provisions to increase safety and security features to avoid.
  - a. <u>Applicability:</u> This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.
  - b. Avoid entrapment areas (where a person could become trapped with no exit route). Provide two means of egress from all outdoor spaces. Also ensure that entrapment conditions are avoided in the design of rooftop decks and service areas.

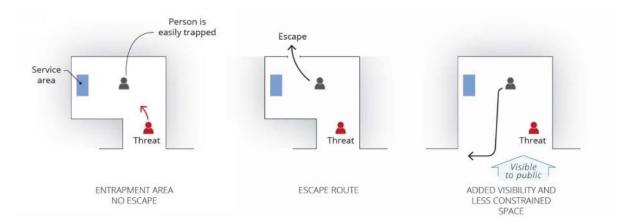


Figure C.5.1.a. Measures to avoid entrapment.

- c. <u>Visibility.</u> Avoid areas that are dark or not visible from a public space or right-of-way.
- d. <u>Sight obscuring elements.</u> Avoid vegetation and fences that restrict visibility into occupiable open space, pathways and building entries and buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between three feet and eight feet above the ground.

### C.5.2. Provisions to Increase Safety and Security – Features to Include

- a. <u>Applicability:</u> This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.
- b. "Passive surveillance," the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

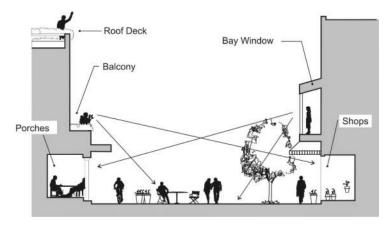


Figure C.5.1.b. Passive surveillance conditions.

c. <u>Lighting.</u> Provide security and pedestrian lighting per Section D.4.

- d. <u>Appropriate natural access control.</u> Provide features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge (two-four feet high) can indicate that people should not enter a yard or open space except through a gate or opening. Access control shall not limit visibility or passive surveillance.
- e. <u>Spatial definition of residential territory.</u> This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in residential development, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.



Figure C.5.1.c. Two examples of access control and spatial definition. The gateway and landscaping of the left example clearly indicates that the courtyard is a private space while still being welcoming. The pathway and courtyard complex on the right provides levels of privacy through the gateway structure and more actively with the gate in the rear ground.

# C.6. Relationship to Adjacent Properties

#### INTENT:

- To protect the privacy of residents on adjacent properties.
- To promote the functional and visual compatibility between developments.

#### **GUIDELINES:**

See also: WCC 10.46.080.

- C.6.1. Balconies near side and rear property lines adjacent to property in any residential zone.
  - a. <u>Applicability:</u> This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.
  - b. Balconies and rooftop decks overlooking residentially zoned property.

    Balconies and rooftop decks above the ground floor within 15 horizontal feet of a side property line abutting a residentially zoned property must feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the top edge of the railing must be a sight-obscuring structure.

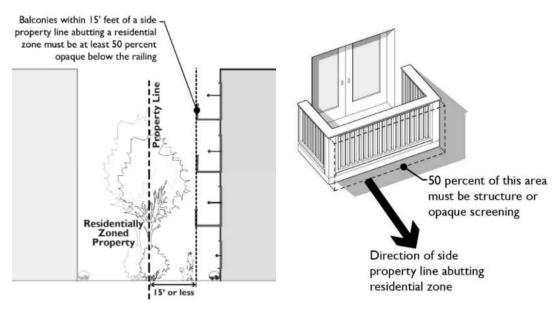


Figure C.6.1.a. Privacy standards for balconies within 15 feet of side or rear property lines.

C.6.2. <u>Light and air access and privacy near interior side and rear property lines.</u>

Buildings or portions thereof containing multifamily dwelling units whose only solar access (windows) is from the applicable side or rear of the building (facing towards the side or rear property line) must be set back from the applicable side or rear property lines at least 15-feet. See Figure C.6.2.b.

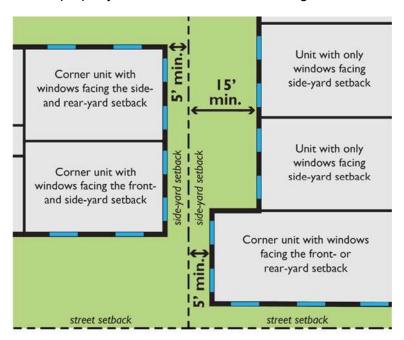


Figure C.6.2.b. Light/air access and privacy standards for multifamily residential buildings along side and rear property lines. Note that the minimum setbacks noted above only apply to buildings (and portions thereof) featuring the stated characteristics.

## C.7. Service Areas and Mechanical Equipment

#### INTENT:

- To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

- C.7.1. Location of Ground Related Service Areas and Mechanical Equipment
  - a. <u>Applicability:</u> This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47 when collective or joint use ground related service areas or mechanical equipment such as loading docks, trash dumpsters, storage areas, compactors, recycling areas, electrical panels, and mechanical equipment.
  - b. <u>Service areas.</u> Service areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties. Service areas must be sited for alley access if available.
    - The Director may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the Director may require noise damping specifications for fans near residential zones.)
  - c. <u>Visibility of service areas.</u> Service areas must not be visible from the sidewalk and adjacent properties. Where the Director finds that the only option for locating a service area is an area visible from a street, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and or landscaping screening measures provided in Subsection C.7.2 below and Chapter 10.62 WCC Landscaping.
  - d. <u>Design for safety.</u> Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. See Guidelines in Section C.5. The Director may require pedestrian-scaled lighting or other measures to enhance security.
  - e. <u>Noise from mechanical equipment.</u> Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc., to minimize sounds and reduce impacts to at property lines adjacent to residentially zoned properties. In no case shall noise exceed the standards in WAC173-60.
  - f. Waste storage and removal (dumpster) storage areas.
    - i. Waste storage and removal areas must be provided for all mixed-use and multifamily development.

- ii. Dumpster storage areas must be on-site and must not be located in the public right-of-way.
- iii. Dumpster storage areas for garbage, recycling, and composting must be sized and located to meet the requirements of solid waste collection and practices and are subject to the approval by the Wenatchee Public Works Department.

### C.7.2. Screening of Ground Related Service Areas and Mechanical Equipment

- a. <u>Applicability:</u> This guideline applies to applicable developments that include collective or joint use service areas or mechanical equipment and where the adverse effects of those elements cannot be adequately mitigated through location.
- b. <u>Structural enclosure.</u> A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent properties. The enclosure may use overlapping walls to screen dumpsters and other materials (See Figure C.7.2.a) below).
- c. <u>Enclosure gates.</u> Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
- d. <u>Collection areas.</u> Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.
- e. <u>Landscape screening.</u> The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street (except for alleys), parking lots, and pathways to soften views of the screening element and add visual interest.





Figure C.7.2.a. Both examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. The right example uses a trellis structure on top – a desirable example particularly where the top of the enclosures are visible from surrounding buildings, streets, and pathways (due to topography or building heights).

## C.7.3. Location and Screening of Roof Mounted Mechanical Equipment

- a. <u>Applicability:</u> This guideline applies to applicable developments that include roof mounted mechanical equipment and where the adverse effects of those elements cannot be adequately mitigated through location.
- b. Rooftop equipment screening. All rooftop mechanical equipment, with the exception of solar panels and roof-mounted wind turbines, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view at the street level. Screening must be located so as not to interfere with operation of the equipment.
- c. <u>Design of rooftop equipment screening.</u> All rooftop equipment screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted.
- d. <u>Location of rooftop equipment screening.</u> Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc. to minimize sounds and reduce impacts to not at property lines adjacent properties.

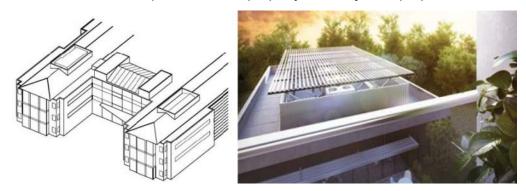


Figure C.7.3.a. Two examples of effective rooftop equipment screening. The left illustration shows how rooftop mechanical equipment can be located and screened effectively. The right images shows effective location and screening, including side walls and a trellis to screen views from surrounding taller buildings.

- C.7.4. Utility meters, electrical conduit, and other service utility apparatus.
  - a. <u>Applicability:</u> This guideline applies to all residential developments covered by these Guidelines.
  - b. Visibility of utility meters, electrical conduit, and other service utility apparatus. These elements must be located and/or designed to minimize their visibility to the public and specifically not in the front setback or front of building. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, shared open space, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.



Figure C.7.4.a. Place utility meters in less visible locations. The left example successfully tucked the meters in a less visible location and/or screened by vegetation. The right example is poorly executed and would not be permitted in visible locations but may be acceptable on an alley or in a screened service area. Such meters must be coordinated and better integrated with the architecture of the building.

# D. Site Design Elements

This section addresses the elements located on the site other than primary buildings. Whereas Section C may address the location, size, and configuration of elements such as landscaping, lighting, walkways, etc., Section D addresses the quality and character of such elements.

## D.1. Landscaping: Plant Materials and Screening

#### INTENT:

- To encourage the abundant use of landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- To reduce surface water runoff by percolating water through landscaped areas.
- To maintain and improve privacy for residential zones.
- To enhance buildings and open spaces.
- To make adjacent uses more compatible.
- To provide visual relief from roadways, parking areas, and the built environment.

- D.1.1. Reference to Chapter 10.62 WCC Landscaping and Screening.
  - a. <u>Applicability:</u> This guideline applies to all residential development addressed in these guidelines.
  - b. <u>Chapter 10.62 WCC.</u> The landscaping standards of Chapter 10.62 WCC shall apply to all development addressed by these Guidelines, including duplexes and parking areas serving multiple units. The provisions of these guidelines are intended to supplement those standards. If there is a conflict between the provisions of these guidelines and those of 10.62, the Director will determine those that apply. Exceptions to 10.62 WCC noted below apply.
- D.1.2. Perimeter landscape buffer and screening.
  - a. <u>Applicability:</u> See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.
- D.1.3. Parking lot landscaping.
  - a. <u>Applicability:</u> See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.
- D.1.4. Landscaping of open spaces and yards.
  - a. <u>Applicability:</u> See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.

## D.2. The Design of Walkways, Pathways, and Hardscape Elements

#### INTENT:

- To provide attractive internal pedestrian routes, promote walking, and enhance the character of the area.
- To provide safe and direct pedestrian access that accommodates pedestrians of all ages and abilities, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- To accommodate bicyclists.





Figure D.1.4.b. Well-designed pedestrian ways are important in residential development.

#### **GUIDELINES:**

### D.2.1. Accessibility

- a. <u>Applicability:</u> This guideline applies to all pathways and open spaces that are required as part of residential development by these guidelines.
- b. <u>Walkway widths.</u> Walkways in developments (not within the public right of way) shall be sufficiently wide to serve their intended purpose and level of use. All required walkway width dimensions above are to be clear of permanent obstructions.
  - i. All walkways and pathways shall be at least five feet wide with widened areas for two wheelchairs to pass, except for walkways for very occasional use such as paths to a service area serving a single residential unit.
  - ii. Walkways to main entrances to commercial businesses in mixed-use and live-work buildings shall be at least six feet wide.
  - iii. Walkways where bicycle traffic is anticipated shall be at least 10 feet wide with two feet wide shoulders, signed, and configured for safe pedestrian traffic as well as bicycle movement.
- c. <u>Walkway safety.</u> Provide clear visibility along the walkway in developments (outside the public right of way). For safety and wayfinding, landscaping shall not block visibility to and from a path in a way that conflicts with the

- guidelines in Section C.5. Site Planning for Security. Maximize visibility where paths cross vehicle routes such as alleys and driveways so that pedestrians and drivers can clearly see each other.
- d. <u>Walkway enhancements.</u> Where walkways in developments (outside the public right of way) are within five feet of a "blank wall" measured perpendicularly to the wall (see Section E.7), at least one of the following measures must be incorporated:
  - i. Blank wall treatment per Section E.7, or
  - ii. A landscaped strip, at least three feet wide between the wall and the walkway featuring shrubs, trees, and/or vines as approved by the Director. The landscaping shall meet the standards of WCC 10.62 Landscaping.
- e. <u>Separation from the front façades of residential units.</u> See C.1.1. Ground related units facing streets, common pathways, or common open spaces.
- f. <u>Paving.</u> The paving of walkways from a residential entry to another residence or to a public ROW must comply with universal accessibility needs. Such pavements must be concrete, unit pavers, or material meeting the applicable accessibility standards.

## D.3. Residential Open Space Elements

#### INTENT:

- To provide the amenities and features that make the required common space usable for its intended purpose.
- To provide residents of multi-family units, cottage housing bungalow courts, and courtyard apartments a comfortable opportunity to socialize.
- To increase the livability of the residences in the development.

- D.3.1. Landscape features and equipment
  - a. <u>Applicability:</u> This guideline applies to applicable residential development that includes common open space.
  - b. <u>Ground plane features.</u> Provide lawn area, plantings, and/or pavements that are conducive to residents' activities. This may include a broad range of activities from relaxing on seating, picnicking, low intensity informal play on a lawn, gardening, children's playground play, or active sports such as basketball. Large areas (six square feet or more) of bare earth or gravel are not permitted as part of the common open space unless they are part of a specific use such as a garden or sports field.
  - c. <u>Equipment.</u> Play equipment and similar features must be solid, durable, and designed not to present a hazard.
  - d. <u>Natural features</u>. Natural features such as trees, native vegetation, or water bodies may be incorporated into the common open space as long as they

enhance the experience of people using the space (e.g.: if they provide an attractive element for viewing.)



Figure D.3.1.a. Example of natural element that may be considered as part of a required residential open space because the trail provides a distinct amenity for residents.

e. Lighting. See D.4 below.

# D.4. Lighting

#### INTENT:

- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To increase personal safety and security.
- To increase night sky visibility and reduce the general illumination of the sky.
- To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
- To increase design consistency within the development.

#### **GUIDELINES**:

### D.4.1. Lighting Levels and Shielding

- a. <u>Applicability:</u> This guideline applies to applicable housing types addressed in these guidelines.
- b. <u>Site lighting levels.</u> All publicly accessible areas shall be lighted with levels as follows:

	Lighting levels in foot-candles on the ground				
Condition	Minimum	Maximum	Preferred		
Low or non-pedestrian and vehicular traffic areas, private parking lots, secure storage areas, etc.	.5	1.5	.5		
Moderate pedestrian areas and building entries, most walkways, some pedestrian-oriented open spaces, etc.	1	4	2		
High pedestrian areas such as building entries and areas where personal security is a concern	2	4	3		
Public parking lots	.5	1.5	.5		

The maximum exterior light level anywhere is four foot candles, measured on the ground. Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

- c. <u>Light quality, height, and shielding.</u> Adhere to the following unless there is a compelling reason to the contrary:
  - Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted no more than 15 feet high with lower fixtures preferable to maintain a human scale.
  - ii. Exterior lighting shall not spill onto adjacent properties.
  - iii. Ground mounted lighting shall have a maximum height of 15 feet.

## D.5. Fences, Walls, and Vertical Elements

## INTENT:

- To ensure that site features such as walls, fences, poles, gates, and screens are well constructed and easily maintainable.
- To enhance the pedestrian environment and the general appearance of residential neighborhoods.

- D.5.1. Requirements for fences and walls
  - a. <u>Applicability:</u> This guideline applies to applicable housing types covered by these guidelines.

- b. General fence standards: Meet the requirements of WCC 10.48.130 unless otherwise directed below.
- c. <u>Visibility</u>. Except where full screening of service areas, utilities, mechanical equipment, or other facilities is necessary, fences shall not obscure building fronts, or attractive site features, or sight triangles needed for safety in accordance with 10.48.130. See also Guidelines Section C.5.
- d. Fences and walls shall be made of durable, easily maintainable, and vandalresistant materials. To reduce the likelihood of graffiti, avoid walls with smooth surfaces unless they can easily be repainted or cleaned.
- e. Chain link fences are discouraged but allowed along the street facing fronts of residential development except for multifamily development. Chain link fences are prohibited in street front setbacks of multifamily residences. Chain link fences may be used for temporary purposes such as construction or short-term security. Where permanent chain link fences are employed, they must be black vinyl coated.
- f. Chapter 10.48.130 notwithstanding, fences in street front setbacks noted in WCC 10.46.020 and WCC 10.46.030 shall be no taller than 42 inches above grade. (And preferably no taller than 36 inches above grade).













Figure D.5.1.a. The fences on the top row are appropriate in residential zones. Those on the bottom left two examples are not acceptable within street front setbacks. However, they may be acceptable alongside and rear yard setbacks.

g. Where a retaining wall adjacent to a public sidewalk is necessary for development, step the wall back so that the top of the wall surface adjacent to the sidewalk is no more than 30 inches high. If greater height is required, construct terraces or slopes that do not exceed 30 inches vertical to 18 inches horizontal (5 vertical to 3 horizontal). See Figure D.4.1.b and D.4.1.c. The Director may allow other configurations, such as a higher wall set back from the sidewalk and landscaped, provided such a wall is necessary for development and the objectives of this section are achieved.

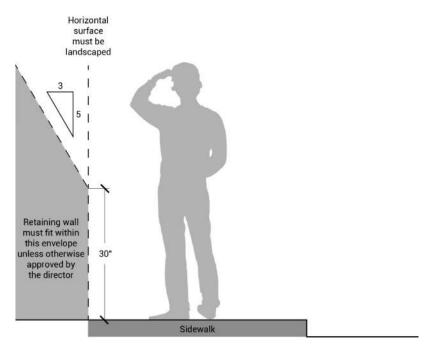


Figure D.5.1.b. Allowed envelope for walls in street front setback.

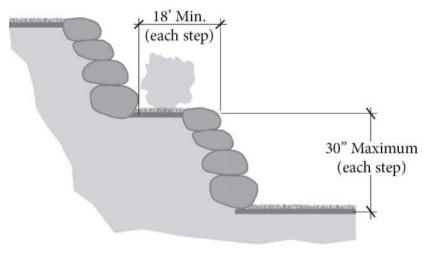


Figure D.5.1.c. Allowable terrace configuration for wall or rockery adjacent to a public sidewalk. Note that this illustration shows a stone wall, but other masonry and concrete walls are acceptable as well.



Figure D.5.1.d. Examples of appropriate measures to handle grade change in street front setbacks.

- D.5.2. Poles and other vertical elements outside of the public right of way. (Note: This guideline does not apply to desirable vertical elements intended to enhance the pedestrian environment such as weather protection, flag poles, banners, supports for hanging flower baskets, trellises, and supports for green walls.)
  - a. Minimize vertical site elements on property outside of a public right of way except for those intended specifically to add to the pedestrian environment.
  - b. Wires and other hanging features are prohibited except for otherwise allowed temporary features such as permitted signs.
  - c. See also guidelines for service areas and mechanical equipment, Section C.7.

# E. Building Design

## E.1. General

Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for architectural character, human scale, building corners, and building details.

The terms "decorative" and "ornamental" are not necessarily meant to mean "characterized by traditional patterns, nonstructural elements, or applied markings." Elements may be considered "decorative," "ornamental," or "special" if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The Director shall determine what elements are "ornamental," "decorative," or "special."

## E.2. Architectural Character

#### INTENT:

- To reinforce a distinct building design character for Wenatchee's neighborhoods.
- To create more design continuity and compatibility between nearby building façades.
- To integrate new residential building types into Wenatchee's design character.
- To create attractive and functional streetscapes.
- To allow for creativity in the design of new buildings.

#### **GUIDELINES:**

### E.2.4. Architectural Character of Different Residential Areas

- a. <u>Applicability:</u> This guideline applies to applicable housing types covered by these guidelines.
- b. Rationale and objectives. As noted in Section B.2, one of the objectives of these guidelines is to reinforce the architectural design character of different neighborhoods or areas within the City. Although buildings in all of Wenatchee's neighborhoods feature different architectural styles and characteristics, there are subtle differences between different areas in the City, generally as a result of the period of construction, topography, environmental context, and economic factors. For example, newer residential districts in the Perimeter Residential Neighborhoods Character Area often feature buildings with prominent garages, more picture windows, a more horizontal configuration, smaller porches, more complex rooflines, and in the case of multi-family construction, fewer details and more contemporary building materials. Appreciating and reinforcing such characteristics can, if frequently employed by property owners, give a neighborhood the unique identity that is desired. While the vast majority of buildings in Wenatchee's

residential zones are single family houses, they provide a context for new, sometimes larger buildings accommodating a wider variety of dwelling types. Therefore, if the new buildings can feature some of the local area's architectural features, they will likely fit better into the neighborhood and reinforce its neighborhood character.

The intent of this guideline is not to apply a strict set of standards to produce a homogenous neighborhood with little variety. Therefore, the applicant is given a variety of options to address the requirement.

c. Character Area specific architectural design requirements. In the design of new residential buildings, incorporate elements and characteristics relevant to the applicable Character Area defined in Section B.2. The following chart identifies those architectural design characteristics that are typical of the individual Character Areas. The applicant shall demonstrate to the Director's satisfaction that the project incorporates the architectural design elements and characteristics indicated in the chart. If there is a disagreement between the Director and the applicant regarding the adherence to this guideline, the matter will be referred to the Wenatchee Planning Commission who will make the final decision.

Development in the Core and Perimeter Neighborhoods Character Area must incorporate at least four of the elements noted by dots in that column. Those in the Sunnyslope Character Areas must incorporate at least two of the elements indicated. Development in the Greater Downtown and North/South Wenatchee Business Districts. District must incorporate at least three of the indicated elements if the project is a new building.

The chart emphasizes that the applicant may proposed other architectural design measures to meet one of the minimum required elements (see the chart for details). The project may also include other architectural design features in addition to those required by this guideline. Nothing in this guideline is intended to limit the creativity or uniqueness of an architectural design proposal, so long as it does include the measures previously noted to enhance the local neighborhood as a whole.

## TYPICAL CHARACTER AREA ARCHITECTURAL ELEMENTS

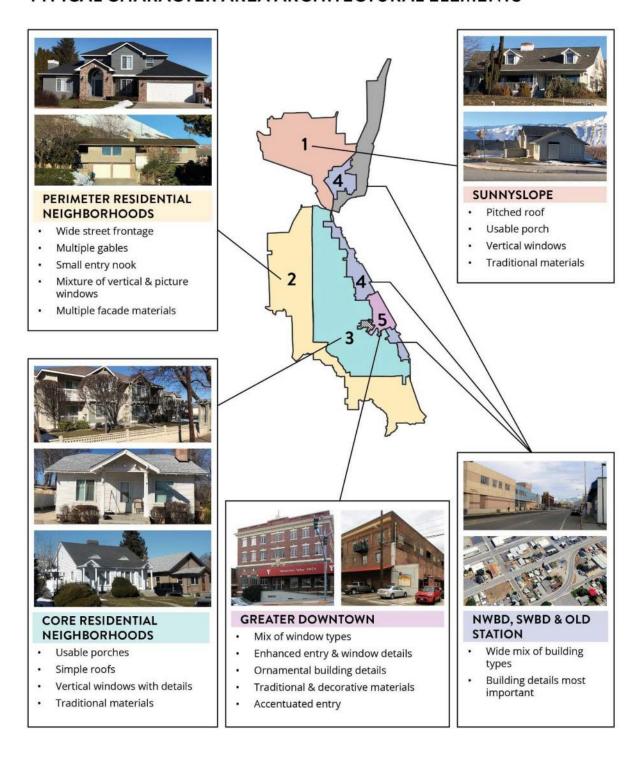


Figure E.2.4.a. Typical architectural characteristics of different character areas.

	Character Areas						
Character Giving Architectural Elements	Core Residential Neighborhoods	Perimeter Residential Neighborhoods	Sunnyslope	North and South Wenatchee Business Districts	Greater Downtown District	Waterfront	
Narrow (less than 12') or no garage	•						
Multiple gables	•	•					
Horizontal building form (building wider than tall)		•	•				
Pitched roof	•	•	•				
Porch large enough for resting	•		•				
Picture windows		•	•	•	•	•	
Vertical windows	•	•	•	•	•	•	
Window and door details	•	•		•	•	•	
Ornamental materials or details				•	•	•	
Traditional building materials (brick, wood siding, wood shingles)	•	•	•	•	•	•	
Wildland/Urban Interface non- flammable building materials		•	•				
Accentuated entry in a large building				•	•	•	
Modulation of large façades	•	•				•	
Other (as approved by the Director)*	•	•	•	•	•	•	
Number of characteristics a project must include	4	4	2	3	3	3	

<sup>\*</sup> The applicant may propose other architectural design measures (for one of the minimum required elements). These may be features that are common in nearby residences (by providing a rationale with illustrative photos of nearby lots to the City) or may be other design

features that demonstrably meet the guideline's intent. The Director will determine whether or not the proposal is acceptable.

d. <u>Exception: Renovations to existing buildings in the Greater Downtown.</u>
Exterior renovations and additions to existing buildings do not need to meet the requirements of Section E.2.

## E.3. Architectural Composition, Massing, and Articulation

## INTENT:

- To employ façade articulation techniques to reduce the perceived scale of large buildings and add visual interest from all observable scales.
- To create a neighborhood-oriented streetscape that is visually interesting.
- To create clear and welcoming building entries.
- To encourage development that is compatible with buildings on the same block in terms of "architectural scale." Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings.
- To add visual interest to buildings.

## **DEFINITIONS:**

- **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has "good architectural scale" if its visual size is relatively similar to its neighbors.
- Modulation is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. (Ref: WCC 10.08.100.M). "Vertical modulation" means that the stepping or projecting is vertical. (See Figure E.3.1.b, left picture.)
- Articulation is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

## **GUIDELINES**:

- E.3.1. Scale compatibility and façade variety.
  - a. <u>Applicability:</u> This guideline applies to applicable housing types covered by these guidelines. Some requirements only apply to specific residential building types as noted.
  - b. Façade articulation for residential buildings and residential portions of mixeduse buildings. Residential portions of new buildings shall include articulation features at intervals no greater than indicated for individual house types as follows to break up the massing of the building and add visual interest and

compatibility to the surrounding context. Also noted are special requirements for façade composition for applicable types.

- Cottage housing. Not required.
- <u>Duplex, Triplex, and Fourplex.</u> 30 feet maximum width without articulation. Note: this may be accomplished by setting back a garage or by an extended porch or entry platform. Methods which may be utilized to achieve visual diversity include, but are not limited to, differing siding material or style, building modulations, and roof line variations.



Figure E.3.1.a. The attractive duplex is in one of Wenatchee's predominantly single family neighborhoods and articulates a simple rectangular floor plan with porches, window patterns, and eyebrow windows.



Figure E.3.1.b. Two examples of modulation effectively used on a duplex (left) and a triplex (right).

• <u>Townhouses.</u> The maximum façade width without articulation shall be no greater than three-fourths (3/4) of the width of the unit or 15 feet, whichever is greater. This means that the façade of each unit must feature some articulation as exemplified by Figure 3.1.c, below.





Figure E.3.1.c. The units in the left image each have distinct, but identical windows and roof forms. The outside unit on the right is differentiated through the use of building materials, window design, unit size, and façade detailing. The units in the right example include reverse elevations that add to the building's composition.

<u>Courtyard multifamily.</u> For façades facing the courtyard or internal
pathway, the maximum façade width without articulation shall be no
greater than the width of the unit. For façades facing the street, the
maximum width without articulation is 30 feet.









Figure E.3.1.d. Four examples of articulation in courtyard complexes. Some use simple gables only while others are enhanced with building elements. The example on the lower right incorporates an asymmetrical arrangement of building forms to add interest to an otherwise uniform architectural scheme.

 <u>Multi-family.</u> The maximum façade width without articulation shall be no greater than the width of the unit.









Figure E.3.1.e. Examples of articulation of multifamily residential building façades. All examples use window fenestration and vertical building modulation elements. The upper examples use a mixture of material changes and detail components to further articulate the façades. In the lower left example, the balcony element's dramatic mix of color, material, and projection are effective in meeting the standards. The lower right example adds a combination of materials, color changes, and building modulation to help meet the following standards.

- <u>Live-work residences.</u> The maximum façade width without articulation shall be no greater than the width of the unit.
- <u>Mixed-use with residential on upper stories.</u> The maximum façade width without articulation shall be no greater than the width of the unit.

At least three of the following features shall be used at intervals previously indicated.

i. Use of window patterns and/or entries.



Figure E.3.1.f. This handsome house in a Core Residential Character Area uses window patterns and planter boxes as well as an entry feature to articulate its façade, rather than modulation and material changes.

- ii. Change in building material, siding style, and/or window fenestration pattern.
- iii. Vertical building modulation of at least three feet in depth (extending out or stepping back from the building face), or two feet if the modulation is accompanied by roof modulation or change in materials. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least two feet. "Juliet balconies" (balconies that are so shallow that they cannot be occupied) or other balconies that appear to be tacked onto the façade will not qualify. The depth of the modulation must be at least three feet if not accompanied by roof modulation or a change in materials.





Figure E.3.1.g. Examples of acceptable vertical modulation. The example on the left features the stepping back of façade elements as well as different materials, colors and rooflines. In the example on the right, the balconies that have been integrated into the architecture of the building.

- iv. Vertical elements such as a trellis with plants, green wall, or art element.
- v. <u>Roofline modulation.</u> In order to qualify as a façade articulation feature, rooflines shall employ one or more of the following:
  - Different roof heights. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum difference between the two sections of

- roofline or cornice is three feet for one and two story buildings and five feet for buildings with more than two stories.
- A pitched roofline or gabled roofline segment. The pitched or gable roof shall be at least 20 feet in width with a minimum slope of 4:12.
- An arched roof line or a roof with special geometry or an unusual or distinctive roof element such as an arch, tower, clock, or similar feature as an articulating feature.



Figure E.3.1.h. Four examples meeting the criteria for roofline modulation.

- vi. Distinctive building elements such as bay windows, balconies, and weather protection over windows.
- vii. Any other design technique that effectively break up the massing at no more than the intervals previously stated such as prominent and "structural" landscaping such as evergreen trees or landscaping that varies according to the articulation intervals listed above such as individual gardens or courtyards situated along the front building facade.

# E.4. Pedestrian-Oriented Façades for Mixed-Use Buildings and Transparency for Residential Buildings

### INTENT:

- Provide a consistently interesting pedestrian environment.
- Strengthen retail activities in Downtown Wenatchee.
- Allow pedestrians to view the inside activities of businesses and associated nonresidential uses.
- Provide accessible non-residential ground floor space that is adaptable to a variety of uses.
- Increase safety by adding "eyes on the street or open space".

### **GUIDELINES:**

## E.4.1. Pedestrian-Oriented Façades

- a. <u>Applicability:</u> This guideline applies to buildings where "pedestrian-oriented façades" are required in Guideline C.1.2.
- b. Where pedestrian-oriented façades are required, the building shall meet all of the following:
  - i. Transparent window areas or window displays over at least 75 percent of the ground floor façade between two feet and eight feet above the sidewalk. The windows shall look into the building's interior or be configured as merchandise display windows. The building must be designed so that the windows satisfying the requirement for "pedestrianoriented façades" do not look into service or storage areas or other unsightly rooms.
    - Special purpose buildings such as theaters that do not sell merchandise may propose an alternate solution to providing an interesting pedestrian experience. Offices, banks, and restaurants do not qualify for this exception because they are uses that can provide the required transparency without compromising their functions. If the applicant's proposal includes windows that are not fully transparent to satisfy this requirement, the alternative materials must be approved by the Director.
  - ii. A primary building entry facing the street front. (See Section E.5 for entry enhancement requirements.)
  - iii. Weather protection (e.g. canopy, awning, or other cover from the rain) at least five feet wide over at least 65 percent of the front façade. The weather protection must be located between eight feet and 15 feet above grade unless the Director determines there is a compelling reason to the contrary.
  - iv. A floor to floor ground floor height of at least 15 feet. The Director may

waive this requirement if there are special conditions such as the provision of a mezzanine.

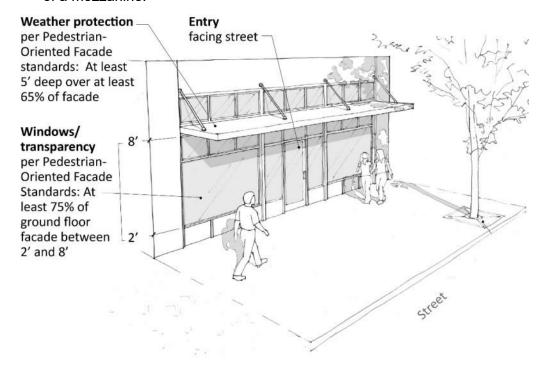


Figure E.4.1.a. An example of a pedestrian-oriented façade.

- E.4.2. Transparency for residential buildings facing the street.
  - a. <u>Applicability:</u> This guideline applies to applicable housing types covered by these guidelines.
  - b. <u>Transparency:</u> All residential building façades directly facing a public street, common open space, or common pathway shall feature at least the minimum amount of clear window area as a percentage of the total façade area. Note: windows in doors and on balconies may be counted.
    - For ground floor residential units facing the public or private street (except an alley), common open space or pathway: at least 15% of the street facing facade.
    - ii. For living spaces on upper stories, at least 15% of the façade.
    - iii. Where the units face a common open space or pathway rather than the street, the façade facing the street must feature at least 10% transparency.

## E.5. Building Details: Entrances, Windows and Corners

### INTENT:

- To provide attractive and welcoming building façades and pedestrian environments.
- To increase the design quality of buildings when viewed close up (roughly within 80 feet of the building.)
- To enhance the quality of building façades.
- To provide the building with an appropriate human scale that adds interest and a sense of well-crafted quality.
- To add interest to the streetscape for those travelling in vehicles, bicycles, and on foot.

#### **GUIDELINES:**

- E.5.1. Building Entrances: Configuration and Details
  - a. <u>Applicability:</u> This guideline applies to all residential development except single family houses and accessory dwelling units.
  - b. <u>Building entries:</u> Building entries must adhere to <u>all</u> of the following:
    - All buildings shall have a primary building entrance facing the street or onto a courtyard or pathway directly leading to the street.
    - ii. All primary building entries shall be covered with weather protection at least six feet wide and five feet deep if they serve more than one residence or at least four feet wide by three feet deep if they serve a single residence.
    - iii. All primary building entries shall feature lighting for visibility and security.
    - iv. All building entrances <u>serving more than one residence</u> shall feature at least one of the following:
      - Decorative or special use of a material such as colored tile or special wood molding.
      - Decorative weather protection element.
      - Etched or stained decorative glass.
      - A hand crafted sign with the name of the building.
      - Artwork.
      - A planter area.
      - Decorative entry door(s).
      - Other decorative or specially designed entry treatment that the Director determines meets the intent of this section.



Figure E.5.1.a. Examples of attractive entry details including decorative weather protection features, special lighting, interesting window patterns, and special signage.

## E.5.2. Window Details

- a. <u>Applicability:</u> This guideline applies to all residential development except single family houses and accessory dwelling units.
- b. <u>All residences shall feature</u> at least two of the following measures to add quality and interest to fenestration on building façades:
  - Recess or project individual windows at least two inches from the façade or incorporate other design treatments that add depth, richness, and visual interest to the façade.
  - ii. Arrange the grouping of windows in a distinctive pattern.
  - iii. Incorporate multi-paned windows (more than four panes per window).
  - iv. Employ visually significant window trim or shading elements such as four inches or wider frames, lintels, or casings.
  - v. Other method approved by the Director that meets the intent of these guidelines.







Figure E.5.1.b. Examples of window details. The two on the left employ trim, multiple panes and window groupings. The one on the left right provides no refinement or sense of quality.

## E.5.3. Corner Elements

- a. <u>Applicability:</u> This guideline applies to multistory mixed-use and multi-family buildings over three stories that are on designated "High Visibility Corners" indicated in figure E.5.3.a. (This Guideline does not apply to duplexes, triplexes, fourplexes, townhouses, or courtyard apartments.)
- b. All applicable buildings shall have at least one corner design feature approved by the Director that accentuate the street corner. Corner design features can include a cropped building corner with a prominent entry, decorative use of building materials at the corner, distinctive façade articulation, sculptural architectural element, or other decorative element the Director determines meets the intent of the standards. Alternatively, the building can be configured with a corner plaza.

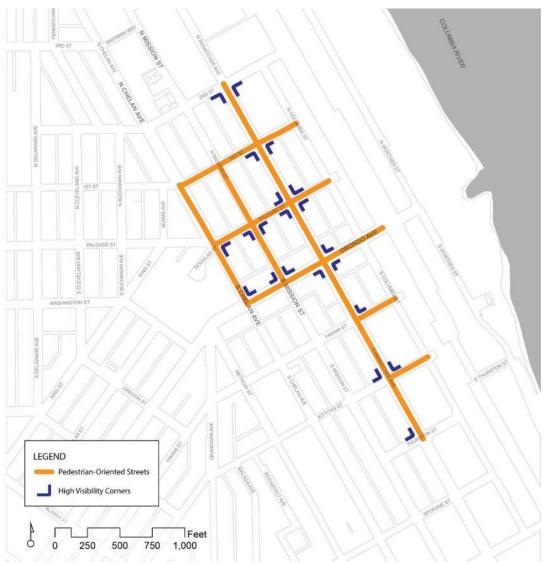


Figure E.5.3.a. Designated high visibility corners.





Figure E.5.3.b. Examples of acceptable corner treatments. The example on the right breaks down the building massing to a human scale and adds a corner entrance and graceful canopy.

# E.6. Building Façade Materials

## INTENT:

- Encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
- Promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
- Place the highest priority for the quality and detailing of materials on the first two to three building floors.

### **GUIDELINES:**

## E.6.1. Conditions for the Use of Specific Building Materials

- a. <u>Applicability:</u> This guideline applies to all residential and mixed-use buildings except single family residences and cottage housing. Where the provisions herein conflict with building materials standards in WCC Title 10, the provisions herein shall apply.
- b. Conditions for concrete only units (concrete block). Concrete block (a.k.a. concrete masonry unit CMU) may be used as indicated in the Permitted Materials Chart in Section E.6.2 provided special enhancements such as tile, special finishes, and colors or some other approach approved by the Director are included to add a combination of textures and/or colors.



Figure E.6.1.b. The left façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest.). The right façade uses smooth-faced CMU for the main entry to function as a contrast to the brick (primary façade material) and to highlight the entry details (canopy, lighting, and doors).

- c. <u>Conditions for metal siding.</u> Metal siding may be used as noted in Permitted Materials Chart if it is incorporated with other permitted materials and complies with the following:
  - It features visible corner molding and trim and does not extend to the
    ground level of non-residential and mixed-use buildings and extends no
    lower than two feet above grade for residential buildings. Masonry,
    concrete, or other durable material shall be incorporated between the
    metal siding and ground plane.
  - Metal siding shall be factory finished with a matte, non-reflective surface.
  - Where metal siding is the primary or secondary siding material on upper floors, the layout of the panels must be coordinated with the location and patterns of windows, balconies, and modulated building surfaces to provide an integrated appearance.



Figure E.6.1.c. Metal siding used appropriately in combination with other materials. The use of metal siding in each example above is secondary to masonry. The left and right

images are more contemporary in character, whereas the middle image is more rustic and industrial, with more refined windows.

d. Conditions for cement board panel systems (e.g.: Hardie Panel systems). Cement board paneling/siding (e.g. Hardie Panel and Plank) may be used where indicated in the Permitted Materials Chart in this section, provided where cement board paneling/siding is the primary or secondary material, the paneling joints must be arranged in a pattern that is consistent with windows, balconies, and modulated building surfaces and must be enhanced with façade details that add visual interest from the ground level and adjacent buildings. Cement board paneling/siding may not be used on ground level facades containing non-residential uses.





The above building uses cementitious wall board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding.





The wall board panels covering a large area in a single color would not meet the purpose of the standards. The right image is a better example and combines larger panels (dark maroon color) with horizontal wall board siding (beige color) as effective articulation features. Below is a similar acceptable example.

Figure E.6.1.d. Acceptable and unacceptable (lower left) use of panel systems.

Where cement board paneling/siding is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings.

e. Conditions for Exterior Insulation and Finish System (EIFS).

EIFS may be used as noted in Permitted Materials Chart if it meets the following conditions:

EIFS that is subject to damage and deterioration from human contact is prohibited within 2 vertical feet of the sidewalk or ground level or in areas that are especially subject to human contact such around a primary building entry or front façade adjacent to a sidewalk. Concrete, masonry, or other highly durable material(s) must be used for the subject ground level building elevations to provide a durable surface where damage is most likely.

- EIFS must feature a smooth or sand finish only.
- EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods
- Applicants proposing to use EIFS as an exterior building material, they
  must submit a manufacturer's product description and warranty to the
  Director for approval.



Figure E.6.1.e. Examples of acceptable and unacceptable use of EIFS. Buildings 1 and 2 mix EIFS with brick and other materials and integrate trim details around windows to add a sense of depth to the façade. Building 3 uses EIFS is between the window and sidewalk - this design is prohibited. Building 4 uses EIFS as the primary siding material, which is prohibited except in the North and South Wenatchee Business District area.

## f. Conditions for wood panels and similar products.

- Wood panels must be finished to avoid deterioration and be separated (raised above the ground at least 6"
- Panel edges must be trimmed and the top of the panels protected from the weather. No unfinished or untrimmed edges are allowed.
- T-111 paneling and similar products are not permitted.

## g. Conditions for ceramic tile, quarry tile and similar materials.

- Tile and ceramic materials must be exterior grade and freeze resistant.
- Tile and ceramic materials must be firmly grouted with exterior grade materials.

## h. Conditions for concrete construction.

• Concrete finishes must be either smooth and featureless or purposefully textured with a consistent pattern.

## i. Conditions for stucco, stucco-like and similar troweled finishes:

- To avoid deterioration, the finish material must be trimmed and/or sheltered from extreme weather by roof overhangs or other methods.
- The finish material may only be used in conjunction with other approved building materials.
- Heavily troweled markings and randomly implanted rocks into the stucco are not allowed.

## E.6.2. Building Materials Allowed in Specific Character Areas

- a. <u>Applicability:</u> This guideline applies to all residential and mixed-use buildings except single family residences and cottage housing.
- b. <u>Character Area and specific materials requirements.</u> The following chart identifies where materials are permitted in each of Character Areas identified in Section B.2 according to the following markings:
  - The color green indicates the material is generally acceptable in the Character Area.
  - Yellow indicates there are some conditions or limitations for using the material.
  - Red indicates the material is not acceptable for that Character Area.
  - Primary material means any single material that covers more than 35% of the façade.
  - Secondary material means any single material that covers 35% or less of the façade.
  - Accent material means any single material used for a small building element such as a door, canopy, weather protection, light fixtures

cornice, trim (e.g. window trim), signs, or artwork.

P = Permitted as a primary, secondary, or accent material.

S = Permitted as a secondary or accent material.

A = Permitted as an accent material.

N = Not permitted.

"C" means that the material may be permitted, but the Director may require added conditions in order to ensure the durability and quality of materials provide a high level of design, construction, finish, and increase consistency with the desired design character for the particular Character Area described in B.2. See Section E.6.1.

Other materials not covered in this section will be evaluated by the Director based on the intent statement of this section. The Director may allow materials otherwise prohibited if the applicant can demonstrate to the Director's satisfaction that the material is durable, appropriate for the proposed purpose and application, and meets the objectives of this section.

# PERMITTED MATERIALS CHART

Legend:  P = Permitted as a primary, secondary, or accent material.  S = Permitted as a secondary or accent material.  A = Permitted as an accent material.  N = Not permitted.  C = See details above.  Materials	Core Res bottom floor	Core Res above first floor	Perimeter Residential	Sunnyslope	N/S Wenatchee Business Dist.	СВО
Brick, stone, masonry except for CMU	Р	Р	Р	Р	Р	Р
CMU, Plain	N	N	N	S	SC	SC <sup>1</sup>
CMU with enhancements	SC	SC	SC	SC	Р	Р
EIFS	N	SC	SC	SC	PC	SC
Metal siding	N	N	SC	SC	PC	PC
Cement panels (e.g.: Hardie Panels)	PC	PC	PC	SC	PC	PC
Cement panels w/ pattern (e.g.: Hardie Plank)	Р	Р	Р	Р	Р	PC
Lap siding, wood shingles or similar	Р	Р	Р	Р	PS	PS
Wood panels with special finish and texture	PC	PC	PC	PC	PC	PC

Legend: P = Permitted as a primary, secondary, or accent material. S = Permitted as a secondary or accent material. A = Permitted as an accent material. N = Not permitted. C = See details above.  Materials	Core Res bottom floor	Core Res above first floor	Perimeter Residential	Sunnyslope	N/S Wenatchee Business Dist.	CBD
Mirrored or highly reflective surfaces	N	N	N	N	AC	N
Plastic or sheet fiberglass	N	N	N	N	N	N
Ceramic tile and similar	Α	А	А	А	S	S
Concrete	С	С	С	С	С	С
Stucco	С	С	С	С	С	С

## E.7. Blank Walls

For the purpose of this guideline, a "blank wall" is:

Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.

### INTENT:

 To ensure that large expanses of uniform walls visible from a public roadway or park do not detract from the local neighborhood's appearance or the pedestrian environment.

## **GUIDELINES**:

### E.7.1. Blank Wall Treatments

- a. <u>Applicability:</u> This guideline applies to applicable housing types covered by these guidelines. A "blank wall" is defined as:
  - A wall or portion of a wall that has 400 SF of vertical surface without a window, door, building modulation, or other architectural feature, or
  - Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.

b. <u>New blank walls.</u> Untreated blank walls facing and within 10 feet of a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited unless treated as described as follows.

At least 40 percent of the vertical wall between two feet and ten feet above grade must be treated. A combination of the methods described below may be used to achieve the 40 percent. Acceptable methods to treat blank walls can include, but are not limited to:

- A vertical trellis in front of the wall with climbing vines or plant materials.
- Transparent windows, doors or other features that allow visibility to the interior of the building.
- Trees or shrubs between the building and pathway or open space.
- Building detailing that adds visual interest at a pedestrian scale. Such
  detailing shall use a variety of surfaces; monotonous designs will not
  meet the purpose of the standards.
- Display windows at least 16 inches deep to allow for changeable displays. "Tack-on" display cases shall not qualify as a blank wall treatment. (Applicable for mixed-use buildings only.)
- Artwork such as a mural or bas-relief sculpture.
- Other method approved by the Director.



Figure E.7.1.a. Acceptable blank wall treatments.

# E.8. Requirements for Above Grade Structured Parking (Multiple User Parking Garages)

## INTENT:

 To minimize negative visual impacts of parking garages or above grade structured parking in buildings.

### **GUIDELINES:**

## E.8.1. Structured Parking Design

a. <u>Applicability:</u> This guideline applies to all above grade structured parking including above grade parking within buildings as well as stand-alone parking garages. Exception: Structured parking and parking garages screened from

- public roadways by a building (i.e. a building located between the garage and the public street) are not required to comply with these criteria.
- b. Above grade structured parking and parking garages must be designed to obscure the view of parked cars at the ground level. This does not require opaque screening that would create security issues in conflict with Section C.5 Site Planning for Security.
- c. Where the structured parking or garage wall is built within 10 feet of the sidewalk edge, the grade level façade shall incorporate a combination of artwork, grillwork, special building material, treatment, design, or other treatments as approved by the Director that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be effective in softening the appearance of a parking garage.
- d. Above grade structured parking must use articulation treatments (not necessarily building modulation) that break up the massing of the parking structure and add visual interest as described in Section E.3.1.



Figure E.8.1.a. The side of this parking garage includes decorative grillwork and a raised brick planter to enhance the pedestrian environment.



Figure E.8.1.b. This building uses openings on its second level parking area to resemble windows.



Figure E.8.1.c. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.

Exhibit B
Housing Code Update Public Comment Response Matrix

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
	9/26/2019	Email	Ashlee Parnell Davis	-	Stated concerns over traffic impacts from potential development and how they will be mitigated. Asked how impacts to the school system would be addressed. Inquired if there was a minimum density requirement. Had a question on the validity of relying on public feedback from the Our Valley Process to make decisions in Sunnyslope.	The fundamental decisions on density and coordinated transportation planning in Sunnyslope were made with the adoption of the Sunnyslope Sub Area Plan and subsequent amendments through the Wenatchee Urban Area Plan. Project applications would be evaluated to determine if traffic impact studies would be required, and necessary mitigation measures would be identified. The process to amend the zoning code standards does not change the decisions on density or transportation planning that are in place in the current comprehensive plans. The City has an ongoing commitment for coordination with the school district for growth needs in the school systems and facilities. The School District has been informed for their planning processes on proposed population for Sunnyslope in the 2017 plan update, which is actually less than was proposed in the 2006 update process. project applications are referred to the District for their review and consideration to meet student demands. The public process for the Our Valley Process is one of multiple processes that lead to the direction for updating the housing provisions of the City of Wenatchee Zoning Code.
2	8/26/2019	Email	Bernie Hahne	Sunnyslope	Request to meet with staff on questions	Staff met with Bernie Hahne.

Exhibit B
Housing Code Update Public Comment Response Matrix

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
3		-	Bernie Hahne	-	Noted that 40-60 heights are not appropriate for the character of Sunnyslope. Suggests that setbacks be adjusted depending upon adjacent homes to address privacy and solar access. Suggests and exemption for the Sun Valley Drive neighborhood based upon existing character and the potential issues noted above. Believes that additional feedback for residents specifically in Sunnyslope is appropriate and measures to look at compatibility.	The Planning Commission has considered the heights in Sunnyslope and in the current draft for the public hearing has prepared a proposed maximum height of 35' for the RH Zoning District North of the Wenatchee River. A variety of design and development standards have been provided in the draft to address the issue of blending density in neighborhoods. The public process developed encouraged input from all of the neighborhoods in the City urban growth area. Stakeholder group meetings, open houses, a planning commission sub-committee of stakeholder members and planning commissioners, planning commission workshops, city council workshops, a public survey, newspaper and radio articles and interviews, Facebook postings, notice to interested parties of all meetings and workshops, developer forums, a public review and comment period, maintenance of the city web page for ongoing process and drafts, and planning commission and city council public hearings were all part of a significant public process for the development of the draft housing code changes. These changes were directed by the update of the Wenatchee Urban Area Plan policies and further informed by the Our Valley Our Future Public Process with respect to the housing crisis. The City has endeavored to provide a meaningful and multi-dimensioned public participation process for this effort.

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
4	9/6/2019	Email	Bernie Hahne	•	The Sunnyslope Plan identifies a density of 25 units per acre and a height of 25 homes per acre for the RH Zoning District. Concerned over the impact to the rural area.	Sunnyslope is within an urban growth area and has been so since the early 1990's. City zoning has been in place since the latter 1990's. The lands do not have a rural designation and are intended for urban residential development consistent with the Growth Management Act. The Sunnyslope Plan did call for a 25 units per acre maximum for the RH District. This designation language was superseded by subsequent amendments to the Wenatchee Urban Area Plan, for which the sub-area plan is a part. With that being said, the Planning Commission hearing draft has proposed a reduced height to 35 feet in the RH District. This reduced height would effectively limit the density of the District far below the standard density of the RH land use designation, which is 40 units per acre.
5	9/23?19	Email	Bernie Hahne	Sunnyslope	Concerns over traffic impacts in Sunnyslope.	Please see previous response to this comment.
6	9/23/2019	Email	Bernie Hahne	Sunnyslope	Process questions	Staff discussed process with Bernie Hahne.
7	10/2/2019	Letter	Chelan County PUD No. 1	Parking	The PUD noted concerns on the proposed parking changes. The PUD discussed the potential negative impacts development with reduced parking could have on park facilities and recommended that parking reduction incentives be amended.	The City recognizes the ongoing challenges of parking management. While parking enforcement can be difficult, it should not be the primary driver in the form and shape of land use and activity in an urban area.
8	8/16/2019	Email	Cindy Maxey	Sunnyslope	Do not desire multi-family in the RH District. Prefer not to have growth.	Current zoning in the RH District allows for multifamily development, which is not proposed to be amended in the hearing draft. The proposal does provide for a 35' height limit in the RH District. The City is required to plan for growth under RCW 36.70A.

Exhibit B
Housing Code Update Public Comment Response Matrix

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
9	8/8/2019	Email	Diana Fine	RH District	Do not preclude new single family homes from the	The hearing draft allows for single family homes
					RH District	in the RH District
10	8/15/2019	Faceboo	Unknown	RH District	Do not preclude new single family homes from the	The hearing draft allows for single family homes
		k			RH District	in the RH District
11	9/17/2019	Email	Gary Noyes	Housing Code	Consider the addition of micro-housing which	Thank you for the recommendation. The City of
				Update	provides a 300 square feet self contained unit and a	Wenatchee will be developing a college district in
					full size kitchen common area to multiple units.	2020 and will review this housing type further at
					Each floor is considered one unit for parking	this time.
					purposes, with 4 micro units each. These provide a	
					good form of affordable housing.	
12	9/21/2019	Email	Greg	Sunnyslope	Easy Street Burch Mountain Road area: do not	Densities were established in the comprehensive
			Malmberg		increase densities, 2 story maximum on .25 acre	plan. Policy direction for this process is to
			J		lots are preferred.	provide code that is consistent with and
						implements that plan direction.
13	8/12/2019	Email	Jack &	RH District	Do not preclude new single family homes from the	The hearing draft allows for single family homes
	' '		Marilyn		RH District	in the RH District
			Michel			
14	11/3/2018	Letter		Housing Code	Recommendations for strategies on affordable	Thank you for your comment

Exhibit B Housing Code Update Public Comment Response Matrix

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
15	9/10/2019	Email	Larissa Rohrbach	Housing Code Update	Questions on: How density will change in neighborhoods; restraints on higher density to maintain quality living; infrastructure upgrade requirements; park and play area provisions?	Densities will match those established in the existing Wenatchee Urban Area Plan. The use, site, development and design standards are intended to blend the densities for housing types in the districts, implementing the direction of the comprehensive plan while pursuing identified existing and new desired neighborhood characteristics. for the long term benefit of the community. Infrastructure plans are developed on a planning scale for overall requirements and areawide deficiencies. Site specific development provides necessary infrastructure for the development and looks at proportionate participation in overall system improvements. A need analysis for parks in Sunnyslope has been identified in the Wenatchee Urban Area Plan. Additionally, residential design standards do address open space needs for residential development.
16	8/26/2019	Email	Nik Moushon	Design Standards	Dark sky lighting standards should be incorporated. Do not prohibit garage placement in front of living space as it can be a desirable functional design. Consider increasing the height of the RM District interior to a development to achieve desired densities vs. parking standard changes. Has concerns over the identified options for building heights as each street may have an uneven street section. Supports the proposed changes to the ADU sections on retaining owner occupant requirements in the RS and RL Districts while removing them in other districts.	Lighting standards have been included in the residential design standards creating a higher degree of sensitivity to lighting impacts. Garage forward designs for single family homes are allowed under the revised hearing draft. Thank you for your comment on height standards. The hearing draft has a modified proposal based upon significant sub-committee review for building heights.

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
17	9/16/2019	Email	Patricia	Housing Code	Proposed standards are not compatible with the	Thank you for your comment. Design standards
			Alvarez	Undate	Sunnyslope area.	were developed to consider characteristics of the
18	9/16/2019	Email	Patricia	Housing Code	Provide a new public process, Sunnyslope is not	The City of Wenatchee and Chelan County by
			Alvarez	Update	part of the City of Wenatchee.	agreements have shared standards within
						Sunnyslope since the latter 1990's. Sunnyslope
						falls within the Wenatchee Urban Area Plan and
						as such is intended for urban growth and
						development under the long term plans adopted
						by both the City and the County. Please see the
						above discussion on the public outreach for all
						neighborhoods in the urban growth area.
19	8/14/2019	Email	Patton Boyle	RH District	Do not preclude single family from the RH District	The hearing draft allows for single family homes
						in the RH District
20	8/20/2019	Email	Phillip	RH District	Do not preclude single family from the RH District	The hearing draft allows for single family homes
			VandeBrake			in the RH District
21	9/3/2019	Email	Ray Hahne	RH District	Do not preclude single family homes, revise the	The hearing draft allows for single family homes
					height standards.	in the RH District and the height is now proposed
						to be 35' north of the Wenatchee River to
						address concerns in Sunnyslope.
						, .
22	9/15/2019	Email	Ray Hahne	RH District	See above comment summary	See response above
23	9/17/2019	Email	Rick Edwards	Housing Code	,	·
23	9/1//2019	Email	RICK EUWards	Housing Code	Request to meet to discuss specific areas of interest	Comment noted
1				Update		

Exhibit B
Housing Code Update Public Comment Response Matrix

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
24	9/16/2019	Email	Ross Lambert	Sunnyslope	code with respect to density and height, specifically that the densities are incompatible with Sunnyslope.	Proposed densities are not changing from the Wenatchee Urban Area Plan but are consistentent with them. These densities can currently be accessed by planned developments, where the standard zoning code provisions do not outright allow them. The intent of the new standards is not to change the comprehensive plan densities that already exist but to provide for predictability for neighborhoods moving forward, looking at neighborhood characteristics. The comprehensive plan direction specifies that this review of compatibility does not mean providing exactly the same housing types but rather the overall approach at standards and design provisions that have been included in this update.
25	8/9/2019	Petition	Petition	RH District	Do not preclude new single family homes from the RH District	The hearing draft allows for single family homes in the RH District
26	8/17/2019	Petition	Petition	RH District	Do not preclude new single family homes from the	The hearing draft allows for single family homes in the RH District

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
27	9/24/2019	Email	Steve Gustafson	Sunnyslope	Higher density zoning standards are not compatible with Sunnyslope.	Proposed densities are not changing from the Wenatchee Urban Area Plan but are consistentent with them. These densities can currently be accessed by planned developments, where the standard zoning code provisions do not outright allow them. The intent of the new standards is not to change the comprehensive plan densities that already exist but to provide for predictability for neighborhoods moving forward, looking at neighborhood characteristics. The comprehensive plan direction specifies that this review of compatibility does not mean providing exactly the same housing types but rather the standards and design provisions that have been included in this update.
28	9/19/2019	Email	Steve Russert	Sunnyslope	Higher density zoning standards are not compatible with Sunnyslope.	See response above
29	9/24/2019	Email	Ted Dodge	Sunnyslope	Higher density zoning standards are not compatible with Sunnyslope and desire for a new public process.	See responses above on public process and consistency with the comprehensive plan densities.
30	9/9/2019	Email	Tom Riehle	RH District	Do not preclude new single family homes from the RH District	The hearing draft allows for single family homes in the RH District
	9/19/2019	Email	Tom Riehle	RH District	Do not preclude new single family homes from the RH District	The hearing draft allows for single family homes in the RH District
32						
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35 36						
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#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
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2						

#	Date	Form	Name	Section or Topic	Comment (may be paraphrased)	Response / Recommendation
43						
44						
45						

From: Ashlee Parnell Davis

To: <u>Glen DeVries</u>; <u>Stephen Neuenschwander</u>

Cc: <u>Matthew Parsons</u>

Subject: Changes to zoning/density in Sunnyslope
Date: Thursday, September 26, 2019 2:12:02 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Hi Stephen and Glen,

I attended the Chelan County Planning Commission meeting last night and I have a few followup questions:

- 1) If the City is encouraging mid-density development in the Sunnyslope area, I would hope traffic studies have been completed that would support this influx of cars and pedestrians. What sort of traffic studies have been done? What are the results? How will the City mitigate the traffic, especially at the Easy Street/Highway 2 intersection? There are basically two routes from Wenatchee into Sunnyslope: Easy Street and School Street. With school in session, the congestion will be even greater.
- 2) How will Sunnyslope Elementary handle the influx of students? If the goal is to add 2500 housing units (to meet the projected growth) surely there will be a large amount of kids as well. Can Sunnyslope Elementary support a large increase in the number of attendees?
- 3) The property at 3272 School Street is owned by Sunnyslope Apartments LLC (same developer as Riverside 9) and it's zoned RM. If the new density code is passed, 140+ units could be built across the street from the elementary school. I worry about the traffic on School Street, as well as Peters Street if a complex of that size is built. I'm interested to hear your thoughts on this.
- 4) Do these proposed changes include a density requirement? Just to clarify If I own a lot, of any size, I can still build as few homes on it as I please, correct?
- 5) One more follow-up point: much of the data you cited came from a housing survey in which 1,700 people participated. I don't believe that number of responses is representative of the Wenatchee Metro area, nor does it specify how many participants live in Sunnyslope. To say that, "71% of respondents cite housing as crucial..." doesn't hold much weight if you only captured 2% of the population with your survey.

Okay, I think that's it. I appreciate your time, and I look forward to hearing from you.

Sincerely,

Ashlee Davis 509.679.5368

From: Readerandbeader

To: Matthew Parsons

Subject: Re: Planning meeting from last week.

Date: Monday, August 26, 2019 2:06:16 PM

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Tomorrow at 1 will be perfect. See you then. Thanks again!

Sent from my iPhone

On Aug 26, 2019, at 2:02 PM, Matthew Parsons < MParsons@wenatcheewa.gov > wrote:

#### Bernie,

The zoning in the area of the Urban Growth Area north of the Wenatchee River (Sunnyslope and Olds Station) was developed with the Sunnyslope Subarea Plan which was adopted in 2007 as part of the Wenatchee Urban Area Comprehensive Plan. I have provided a link to this document below. If you read through it you will learn a little bit about the development of the plan and the rationale behind some of the decisions. My history with the City only goes back to 2014 so there is only so much background I can give you but the plan will provide a lot of context.

https://www.wenatcheewa.gov/home/showdocument?id=335 Does meeting 1pm tomorrow work for you?

Thanks

# Matt Parsons, AICP

**Senior Planner** 

Community Development Department City of Wenatchee

<image001.jpg>

WENATCHEE WA. 98807-0519 **PHONE:** (509) 888-3253 | **FAX:** (509) 888-320

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From: Readerandbeader < readerandbeader@gmail.com >

**Sent:** Monday, August 26, 2019 1:32 PM

To: Matthew Parsons < MParsons@WenatcheeWA.Gov >

**Subject:** Re: Planning meeting from last week.

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lots of questions, but currently without computer/printer access. I have a bunch Hans written. It's taking me forever to write this. :) I have numerous questions, but the one that I would love the answer to ASAP. I realize you might need to ask around on this one...is how/why/when were we designated RH? When would be best for you to meet if you need some time to poke around? I will try to type out more, but many are just clarifying the codes. Thanks for taking the time to do this.

Sent from my iPhone

On Aug 26, 2019, at 11:55 AM, Matthew Parsons < MParsons@wenatcheewa.gov> wrote:

Bernie.

I would be happy to meet with you. I am available in the afternoon on Monday, Tuesday, and Thursday except from 3-5 on both Tuesday and Thursday.

Let me know what time you would like to meet.

Also, if you have specific questions and you send them to me in writing before we meet I can try to come prepared with answers.

Thanks

## Matt Parsons, AICP

**Senior Planner** 

**Community Development Department City of Wenatchee** 

<image001.jpg>
1350 McKittrick St. PO Box 519
WENATCHEE WA. 98807-0519
PHONE: (509) 888-3253 | FAX: (509) 888-320
EMAIL: MPARSONS@WENATCHEEWA.GOV

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**From:** Bernie Hahne <<u>readerandbeader@gmail.com</u>>

Sent: Monday, August 26, 2019 6:14 AM

**To:** Matthew Parsons < <u>MParsons@WenatcheeWA.Gov</u>>

**Subject:** Planning meeting from last week.

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning. I am a resident in Sunnyslope. I was hoping to meet

with you in regards to the planning document so that you might answer my questions about the proposed document. I am available Monday, Tuesday or Thursday this weekin the afternoon. Thank you for your time and consideration.

Sincerely,

Bernie Hahne

From: Bernie Hahne

To: Matthew Parsons

Cc: gdevries@wenatchee.gov

Subject: Urban Planning for Sunnslope

Date: Friday, August 30, 2019 12:57:27 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Dear Matthew.

Once again, I would like to thank you for taking the time on 8/27 to meet and discuss my concerns about the revisions to Urban Growth Planning Document. Because we covered many topics, I think a recap is in order. I hope that a plan can be proposed that allows for the growth that we need, but still retains the beauty of our neighborhood.

First of all, many of the documents both in 2007 and 2019, refer to the uniqueness of neighborhoods in the Wenatchee Valley. I agree completely with this depiction of our wonderful area. The descriptions for Sunnyslope are very accurate in noting the rural factor and the comment about buildings not being taller than wide are particularly important considering the potential impact on the community.

Suggested modifications to the plan under consideration:

- 1. There is no place for a 60 ft. tall building in a rural residential area, such as Sunnyslope. Nowhere in the area to the north of Hwy 2/97 are any buildings 60 ft or even 40 feet high. Tall buildings would irreversibly alter the very nature of a rural neighborhood, and this one in particular, given the buildings are replacing orchards. Other structure considerations for lower heights should be recommended in the Sunnyslope area.
- 2. Set backs should be proportional to the height of the existing adjacent structures and new structures. Buildings that are taller than 2 stories should have set backs adjusted based on height, as well as consideration for adjacent homes. Our subdivision has all single stories and the impact of tall buildings adjacent to our homes would "impact the loss of privacy and solar access. Neighboring residences adjacent (lower intensity) should be protected by building set backs and upper story set backs." I believe our neighborhood, even though it is in the RH area, falls into this category because of the single lot, single story homes. Our neighborhood appears to be a transition area between RH and RM and therefore warrants particular and careful evaluation involving the impacted community.
- 3. An exemption for our Sun Valley Drive neighborhood based on the factors listed above should be considered.
- 4. No changes should be approved without secondary plans from DOT, Wenatchee School Board, and Emergency Services. The infrastructure is already strained. Roads and schools will be even more impacted. We have no ambulances or medical care on this side of the river and if an emergency should occur during a backup on the Wenatchee Bridge, a life may be changed forever. Possibly, a community forum should be held with all of involved organizations to see how they are addressing the increase in population for this area?

Based on our discussion, it is clear that more communication and community involvement is needed. I was excited to see another article in the Wenatchee World with a link to the document. Glen DeVries comments in the Wenatchee World on August 28 gives me hope that we can have "more compatibility-oriented for residential design standards, like how a building fits in a neighborhood, what it looks like, how it relates to the street, making sure that there's light and air and open space around it". Many people no longer get the Wenatchee World or even listen to the radio. All residents in the Sunnyslope area need to be informed about the

proposed zoning plan as it will impact school, traffic, and accessibility. Many are new to the area and are unaware of the details in the Urban Plan or even that a plan exists, and how it will impact Sunnyslope for years to come. Perhaps a direct mailing effort to homeowners in the Sunnyslope area giving them a summary with some of the codes for set backs and heights is in order and not just the link. I would be willing to help with this effort. Another thought would be a possible neighborhood meeting at the Sunnyslope School or the Grange for a discussion of the impact of the revisions on Sunnyslope. Because we are not annexed to the city, many people in Sunnyslope do not understand how it will impact them or think that our neighborhood is even involved in the changes. They are under the assumption that this involves the City of Wenatchee. My belief is that a plan is only as strong as the communication with the involved parties(residents and departments). Concerns should be addressed before implementation.

Lastly, I appreciate your listening to me and following up on the questions I asked on Tuesday. I look forward to hearing from you as soon as possible regarding those answers and how the Planning Board intends to go forward with better communication. Every citizen should be informed regarding the nature of the original plan, as well as changes currently under consideration.

Thank you, Bernie Hahne From: Bernie Hahne

To: <u>Matthew Parsons; gdeveries@wenatcheewa.gov</u>

Subject: Questions

**Date:** Friday, September 6, 2019 7:46:44 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just wondering if you were able to get answers to any of my questions? The most important question is about the height and units per acre in Sunnyslope as a rural residential area. The Sunnyslope Long-Range Plan & SEIS from 2007 shows the numbers as 3 stories in height and 25 homes per acre. Now, they seem to be 60 feet and 40 homes per acre. I believe because we are a rural neighborhood outside to the city we should not be included in these new zoning numbers. I am hoping to get the answers by the beginning of next week. I would be available to meet any time or day next week. I have a few other items I would love to talk over with you.

Thanks again, Bernie Hahne From: Bernie Hahne

To: <u>Matthew Parsons</u>; <u>gdeveries@wenatcheewa.gov</u>

Subject: Sunnyslope UGP

**Date:** Monday, September 23, 2019 7:37:37 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Good morning,

I would like this email to go into Public Record.

I am concerned that the plan for High Density housing in the Sunnylsope area does not include traffic plans. The original plan addressed this issue. Is it addressed in the current plan? Has a current traffic impact been done recently for the areas impacted by the proposal?

I have lived in the area for 30 plus years and the traffic has become continually worse and there are many roads that should have improvements before high density should be considered. There are areas unsafe now and this would increase with the higher density proposed. Without making plans for the foreseeable problems seems to be not forward thinking. Are there current plans for these areas?

### Roads/ Intersections of concern:

- 1. Highway 2/97 at Easy Street. The ight hand turn from Highway 2 from Chelan has no turn lane at the light and becomes backed up.
- 2. Peters and Easy Street. Left hand turns from Peters to Easy is often a problem.
- 3. Melody Lane and Easy Street. The cars waiting there waiting to turn to go into Wenatchee is often long.
- 4.School and Easy currently has a 2 way stop sign with traffic coming down Easy Street are going 40 miles per hour. The visibility at this street intersection is problematic.
- 5. The left hand turn at Monitor (also Hwy2 and 97) to access Easy Street is already is unsafe. With the higher density, this should be considered for changes.
- 6. WENATCHEE BRIDGE Often backed up and during an emergency could impact services both to and from Wenatchee.
- 7. Left turns along Easy Street without a center turn lane often feel very unsafe.

Thanks again, Bernie Hahne From: Bernie Hahne

To: <u>Matthew Parsons</u>; <u>gdevries@wenatchee.gov</u>

Subject: UGP

**Date:** Monday, September 23, 2019 7:48:13 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Good Morning!

Hoping for some clarification on some issues about the process.

- 1. Where do the public comments go? When is the public allowed to view all the comments made during the process? When do they close for public comment?
- 2. Confirmation/clarification of the calendar September 25, 2019 - Wenatchee Planning presents to Chelan County October 16, 2019 - Presentation to the Wenatchee City Council October 18, 2019 - City Council votes Date for County vote?

Thanks once again, Bernie Hahne







## PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801 (509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

October 2, 2019

Stephen Neuenschwander, Planning Manager City of Wenatchee 1350 McKittrick St Wenatchee, WA 98801

Re: Comments on the Draft Wenatchee Housing Code Update

The PUD supports the City's effort to provide for higher density, urban development and implement the goals of the Waterfront Subarea Plan. We also understand that in order for that to occur, the need to dedicate large tracts of scarce land for off-street parking must be reduced. However, the proposed changes to WCC 10.60.080, which would reduce the required off-street parking for multifamily residential developments, is a cause for concern for Chelan PUD.

As increased residential multifamily units and other mixed uses have developed on the Wenatchee waterfront, parking for existing uses has come under greater pressure. It is quite common for parking, which was constructed and dedicated for the use of those visiting Chelan PUD parks, to be filled by users of other nearby private or public facilities. The frequent use of the boat trailer parking at the Orondo Street Boat Launch for not-boat parking is one indicator that the newer uses on the waterfront are not being required to accommodate their parking needs.

Part of pressure that has been placed on neighboring properties is due to the two parking reduction incentives (WCC 10.60.060 & 10.60.070) which have been approved for several of the more recent developments with very little evidence of reduced demand for parking. Approving the proposed 33% reduction in required parking for studio and one bedroom apartments while still allowing a further 20% incentive to be requested, seems to be a drastic step which has the potential to negatively impact the neighboring properties and businesses.

The PUD would request that if the proposed changes to WCC 10.60.080 are adopted, the Public Parking Lot and Transit Parking Reduction Incentives be rescinded for all residential uses until a more comprehensive approach to accommodating the necessary parking infrastructure is implemented.

Vicki Griffin

Real Estate Services and Permitting Manager

COMMISSIONERS: Garry Arseneault, Dennis Bolz, Ann Congdon, Steve McKenna, Randy Smith General Manager: Steve Wright

 From:
 Cindy Maxey

 To:
 Matthew Parsons

 Cc:
 triehle7@gmail.com

Subject: Housing Code Update/RH Zone Changes

Date: Friday, August 16, 2019 1:26:46 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against the proposed RH Zone changes. I live in Sunnyslope and there is an area near the school that is on the map as a potential area of change. I understand that a company from Kirkland going by the name of WA Sunnyslope Apartments I LLC purchased this property (ID 24524) so I'm sure that is why this area is included in the new zoning change proposal. And we all know that this LLC is the same people who own Riverside 9 apartments. First of all, don't allow an apartment complex to go in next to a school (really dumb), second, have you tried to get across the Wenatchee River Bridge lately? Bottlenecked 90 percent of the day due to traffic which is a major safety concern. I realize you want growth because of the money aspect but seriously, we don't need any more growth. We are maxed. I have heard one of the pros listed is about rent being high and more housing helping but in my opinion if people quit coming here to live, then rent will go down...natural selection, we don't need more people moving here.

Thank you for your consideration.

Cindy Maxey 509 630 2833 Cmax8833@gmail.com 
 From:
 Diana Fine

 To:
 Matthew Parsons

 Cc:
 triehle7@gmail.com

 Subject:
 Fw: RH Zoning Changes

**Date:** Thursday, August 8, 2019 7:59:07 AM

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Resending with email address correction

## Sent from Outlook

From: Diana Fine

Sent: Thursday, August 8, 2019 7:49 AM

**To:** mparsons@wenatchee.gov <mparsons@wenatchee.gov>

**Cc:** triehle7@gmail.com <triehle7@gmail.com>

**Subject:** RH Zoning Changes

Matt Parsons Senior Planner City of Wenatchee

I am writing this email due to concerns over proposed changes to the city's zoning regulations changes that would affect my neighborhood/home. I have lived in my single family home since 1999.

I understand that the proposed changes would no longer allow any single family dwelling to be built, or permitted to be rebuilt in case of fire in the residential high density (RH) zones.

I feel this is wrong and and feel that the zoning regulations should continue to allow the building and rebuilding of single family homes in these areas. I would appreciate your concern and attention to this address this issue.

I look forward to your response.

Sincerely,

Diana E Fine 1416 N Tacoma Ave Wenatchee, WA 98801 509-393-9762 finediana@hotmail.com

Sent from Outlook

From: <u>Tammy Stanger</u>
To: <u>Matthew Parsons</u>

Subject: FW: Wenatchee, WA: New Broken Links Report Date: Thursday, August 15, 2019 8:14:42 AM

Attachments: image001.png

image003.png

Matt, see below. The broken link isn't from us, it's from the reposting by another person, but wanted you to see the comments for the record. Thank you.



## Tammy L. Stanger, CMC CPRO City Clerk

301 Yakima Street, 3<sup>rd</sup> Floor • P.O. Box 519 • Wenatchee, WA 98807-0519

Telephone: (509) 888-6204 • Facsimile: (509) 888-3636 • TTY: 711 Email: <a href="mailto:tstanger@wenatcheewa.gov">tstanger@wenatcheewa.gov</a> • Web: <a href="www.wenatcheewa.gov">www.wenatcheewa.gov</a> • Public Records Requests • <a href="mailto:Mayor/City Council">Mayor/City Council</a> • Document Center

We are now located at 301 Yakima Street, 3<sup>rd</sup> Floor. This will be our temporary space until the new Wenatchee City Hall is completed on the main floor at that location.



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## Report a concern:

https://www.wenatcheewa.gov/services/citizen-requests

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From: Dale Cantrell < DCantrell @ Wenatchee WA. Gov>

Sent: Thursday, August 15, 2019 8:10 AM

**To:** Tammy Stanger <TStanger@WenatcheeWA.Gov> **Subject:** FW: Wenatchee, WA: New Broken Links Report

## Tammy,

This is the second one I've received today regarding this broken link. Obviously it's a misspelling of the words government and economic that is making the link fail. I looked at your post and it worked for me so I think someone else posted on Facebook with the wrong spelling of words on the link. Neither gave return information but this person did give some commentary. I'm passing it along to you to share with the appropriate person.

## **Dale Cantrell Information Systems Director**



P.O. Box 519 • Wenatchee, WA 98807

Telephone: (509) 888-3699 • Fax: (509) 888-0498

Email: dcantrell@wenatcheewa.gov • Web: www.wenatcheewa.gov

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From: webmaster@wenatcheewa.gov <webmaster@wenatcheewa.gov>

**Sent:** Thursday, August 15, 2019 8:01 AM

**To:** Dale Cantrell < <u>DCantrell@WenatcheeWA.Gov</u>> **Subject:** Wenatchee, WA: New Broken Links Report

A new Broken Links Report has been submitted.

Error Date and Time: 08/15/2019 8:00 AM

## Broken Page URL:

http://www.wenatcheewa.gov/governmanet/community-and-econmic-development/current-projects

Content Type:

Page

Referrer:

http://m.facebook.com/

User IP:

173.209.162.41

## **User Submitted Comments:**

THIS IS CONCERNING WHY ARE WE JUST NOW FINDING OUT ABOUT THIS. WHICH WE ONLY FOUND OUT WHEN A HOMEOWNER APPLY FOR A PERMIT AND WERE TOLD HE WAS LUCKY HE WAS DOING THIS NOW BECAUSE IN JANUARY ONLY MULTI FAMILY HOMES WOULD BE ALLOWED IN BROWN AREAS (HR). WENATCHEE HOME OWNERS...... Please read this might concern your home and PLEASE SHARE!!!

City of Wenatchee is making changes to the RH zones in brown on the map. These zones will no longer allow anyone to build single family homes, only multi-family homes or duplex type buildings. This means that if you house burns down you can NOT rebuild your house as it was on your land. Homeowners' insurance will only pay to rebuild a house similar to original home!

Proposed changes finalized Oct 2, 2019

Email Matt Parsons, Senior Planner, City of Wenatchee

Please provide your input regarding this issue and other proposed changes. Let him know we want this to continue to be permit-able as is.

mparsons@wenatcheewa.gov

CC any emails to Tom Riehle, a very concerned property/homeowner triehle7@gmail.com

He will stay in communication with people about details of future meetings where we can have our concerns heard.

COME TO THE NEXT MEETING!!!

Aug 21, 4-5pm

City Council Chambers

,

Wenatchee City Hall - 301 Yakima St, 2nd floor

Proposed changes and future scheduled meetings can be found here. Housing Code Update: https://www.wenatcheewa.gov/governmanet/community-and-econmic-development/current-projects

Then click on:

Proposed amendments to Title 10 and 11 of the Wenatchee City Code and proposed Wenatchee Residential Development Guidelines to view: Page 5 of the detailed changes shows the problem marked by a  $^{\sim}$  in the table.

Thank you,

Wenatchee, WA

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: gnoyes6269@aol.com
To: Matthew Parsons

Cc: Glen DeVries; Stephen Neuenschwander

Subject: Re: Micro Housing in a RM zone . Is it allowed and density / parking requirements if any. Address for project 916

Morris Street / and vacant lot to the west 918 . 25000 + square ft . Thx Gary Noyes .

**Date:** Tuesday, September 17, 2019 12:11:05 AM

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#### Matt,

My understanding also Micro Housing or aPodment housing isn't addressed in Wenatchee zoning . Definition, a small self contained unit 300 ft. or less with common areas including a full size kitchen with laundry facilities shared by multiple units .

Usually one common space per floor . Each floor was considered a unit with multiple private areas (bedrooms) to allow for higher density in zones that restrict high density development . Seattle would consider each separate level one unit as long as there was a common kitchen and gathering area . With each floor being considered a singular unit then the parking regulations applied per zone . Four units - 4 x the required parking needed per unit .

I'm attaching web address and I can send you an attachment if you like of a small multipal level building we designed in Wallingford district / Seattle , 27 unit with a commercial component in a NC40 zone , 9 parking stalls .

#### aPodment.com

www.seattlemag.com/articule/are-apodments-ruining-seattle-neighborhoods

Hope this helps . Thank you for your time Matt .

## Gary

PS . Affordable housing and rent . There are a number of articles for Apodment and Micro housing . Also names of the major developers in the Seattle area if you Google it .

----Original Message-----

From: Matthew Parsons < MParsons @ Wenatchee WA. Gov>

To: Gary Noyes <gnoyes6269@aol.com>

Sent: Mon, Sep 16, 2019 7:25 pm

Subject: RE: Micro Housing in a RM zone . Is it allowed and density / parking requirements if any. Address for project 916 Morris Street / and vacant lot to the west 918 . 25000 + square ft . Thx Gary Noves .

## Gary,

To my knowledge both our <u>current</u> and <u>proposed</u> zoning codes do not address micro housing specifically but before confirming that I will want to clarify what you mean by micro-housing. To my knowledge "micro" housing generally implies units that are less than about 400SF in floor area. Is that what you are asking about? If not, please advise.

Generally micro-units will be treated the same as their larger counterparts but that might look a little

different depending on what format you are talking about and which code requirements you are dealing with.

If you give a little more information about the project you have in mind I might be able to provide better feedback. How large are the units you are thinking of? What format (apartment building, cottages, triplexes, etc)? As always a site and/or floor plan would be helpful but may not be necessary yet.

See WCC10.60.080 for off-street parking requirements.

See <u>10.48.040-080</u> for requirements for various residential use types. Notice that some have floor area limits or ranges.

In the <u>Aug 16 draft of the "Housing Code"</u> see Chapter 10.47 (pages 27-53) for requirements for each use type. Again some have floor area limits or ranges. Some address parking and/or density. I hope that helps. Please let me know if you have any additional questions.

## Matt Parsons, AICP

Senior Planner Community Development Department City of Wenatchee



1350 McKittrick St., PO Box 519 Wenatchee WA, 98807-0519

Phone: (509) 888-3253 | Fax: (509) 888-3201 Email: MPARSONS@wenatcheewa.gov

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From: Gary Noyes <gnoyes6269@aol.com>
Sent: Tuesday, September 10, 2019 11:01 AM

**To:** Matthew Parsons < MParsons@WenatcheeWA.Gov>

**Subject:** Micro Housing in a RM zone . Is it allowed and density / parking requirements if any. Address for project 916 Morris Street / and vacant lot to the west 918 . 25000 + square ft. Thx Gary Noyes .

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Sent from Mail for Windows 10

From: Greg Malmberg
To: Matthew Parsons
Subject: Growth in Sunnyslope

Date: Saturday, September 21, 2019 12:05:55 AM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Hi,

I live in the Easy St./Burch Mountain Rd. area. I have consulted with neighbors, and we do not want or need higher density growth in the area. Single family homes, 2 story max./ on 1/4 acre lots maximum density.

This is a neighborhood of lower, low speed traffic, kids playing in the streets, and neighbors knowing each other. Please, do not turn us into an urban quagmire.

Thanks, Greg Malmberg Lower Burch Mountain Rd. Sent from my iPad From: <u>Jack & Marilyn Michel</u>

To: <u>Matthew Parsons</u>; <u>triehle7@gmail.com</u>

**Subject:** Zoning regulation proposal

**Date:** Monday, August 12, 2019 9:12:10 AM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Howdy.

Our neighbor brought to our attention one of the proposed changes to RH Zoning. We believe the permitting to build and especially rebuild single family houses in RH Zones should continue to be permitted. We plan to come to your Open House August 21st to get an explanation of why you would want to change that.

If our house was destroyed we would want to have the CHOICE whether to rebuild and stay put or do something different. Others have invested in their properties because they like the neighborhoods or have lived there a long time.

We realize the housing problems our city has, but we think this change is wrong and unnecesary. We will be looking at the code updates to see if we have other concerns.

Appreciate the chance to voice an opionion before the rules are passed.

Jack and Marilyn Michel - two of the "little guys" in town @ 1200 Central Ave.

Chelan County Planning Commission on public opinion of Housing and Apartment decline shortage.

- 1. If Wenatchee tries or have already trid to commercialize SSI retirement into Chelan-Douglas County then we are headed with the baby boom crisis of dementia/alzheimers rise in america that not only is retirement home the issue but memory care facility and training shortage. Perhaps new development of 9<sup>th</sup> st apt on columbia river becomes not only retirement but moving Blossom Creek Memory Care there in a reconstruction with joint counties funding for central washington.
- 2. The cost of living is obviously high if you raise the wage, the cost of living goes up. If you give any tax breaks, same the cost of living goes up. If businesses join and reduce employment of lost business is reverse to increase more employment or hours, again the cost of living goes up. The catch 22 is irresolvable in america just as this whole country trying to rid old huge post office bldg which tearing down was solution that in contrast the cost of living high people would seek apartment over houses which effects real estates and banks of house sales that raising rent to make for lost is going to get worse into the future.
- 3. If Crunch Pak build its own apt for employees or bought old motels not in best business as a start off contract that rotates tenants in 6-12 months, tenants that are struggleing with family debt could benefit as well as other huge companies in valley like fruit co. or farmers where 100 dol deduction on weekly checks stables as well as manager-maintanance living there in security.
- 4. Apartments will be not only a statewide but nationwide issue crisis due to high cost of living in the economic crisis but as global warming weather disasters has also increase across america in past 15 years and for next 25 years which have effected HUD. Houses may as well become rental or rent too own as apartments may have to build more small studio size for low income class affordable rent and more cut back on certain rules like 1 bedroom for single mother of 2 kids, or college kids of 2 or vetrans too disabilities.
- 5. If Land Trust Loan or P.U.D. works with Fed, State, City and County towards a new type of loan project that builds these small studio apt bldg of 50-100 say on a 20 acres land on washington st near wash school and park with low income assistance on power with great location for Link bus, school and park and too college would highly benefit the start off 6-12 months or depending situation. I also feel Douglas County should develop this as well and join in what may be an over populated valley soon that low income people are seeking that under \$600 to survive and try to invest for a better hope in future towards better home. Maybe working with old motels not well may be beneficial to take part in helping low income workers of single mothers, too college kids and vetrans where I believe certain states in this country have started this project.

Thank You for taking the time to read my input view and ideas that I hope works for the better of this Wenatchee valley on both side of the river.

Sincere & Loyalty,

From: <u>Larissa Rohrbach</u>
To: <u>Matthew Parsons</u>

Subject: Housing Code Update Followup

**Date:** Tuesday, September 10, 2019 9:47:56 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Hello Matt-

I met you at the public open house on the new code updates on August 29. I'm finally reaching out to follow up with you to better understand what some of the changes could impact neighborhoods over the long run. For me, it is easiest to review the presentation slides available on your website rather than trying to read the code, but I am not sure if the material in the slides reflects the most recent revisions to the code.

I like this slideshow that explains how the code is intended to maintain the character of the neighborhoods. Is the material in this one still a good representation of the proposed revisions?

https://www.wenatcheewa.gov/home/showdocument?id=21920

Things I'm most interested in reviewing:

- 1) how will the density of neighborhoods change
- 2) what restraints on higher density development are there that maintain good quality of living (e.g. the setbacks, open/green space etc.)
- 3) what requirements are there for infrastructure upgrades before a new development can go in (e.g. roads, sidewalks, parks, parking).
- 4) are there any provisions for small neighborhood parks or trails? For instance, I see Sunnyslope filling in with housing, but currently little communal space for walking and playing.

I'm just a resident trying to understand it all-thanks for your help

Larissa Rohrbach Sunnyslope (253) 820-3467 From: Nik Moushon
To: Matthew Parsons

Subject: Re: Follow-up from Open House on August 21

Date: Monday, August 26, 2019 5:18:39 PM

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#### Matt.

I have a couple comments on the Housing Code changes, more specifically to the Design Standards changes.

- A part of the DS changes talked about lighting. I hope Makers has considered the Chelan County Dark Sky Ordinances. With all the work the PUD has done to replace all the lights to LEDs it would be a shame to see that all go to waste if the DS doesnt consider this.
- There was a proposal to prohibit garages to project past the front porch projection. I can understand the good intention of this proposal but I can also see some unintended consequences, especially in higher density zones. With the reduces in the lot size and lot width in several of the zones, and by limiting the forward projection of the garage, you now have forced the design of long entry hallways on the main floor that make a single family home feel more like a townhouse. Basically created a ton of wasted square footage on the first floor and also a undesirable design. This also can effect how much usable space is available behind the garage in certain lot configurations. By allowing the garage to come past the front porch you are able to reduce the wasted square footage at the front entry and also allow for more usable space behind the garage in more variety of lot shapes. If this garage placement is still something the city wants to pursue I would suggest only enforcing this in zones that have large minimum lot widths.
- In the RM zone the density is currently at 8 units/acre and a 35' height limit. It is proposed to go to 20 units/acre and the height limit still 35' (if I remember correctly). I understand that this is a transition zone and is against a lot of SFH in lower density zones. But the density increase doesn't lower the parking requirements or increase the building height. So with a density increase of 250%, but no increase to building height or reduction in parking, is this density actually going to be feasible? What this does is basically force any development that wants to take advantage of this zoning increase to plan for underground parking under the buildings or dedicated parking structures (are these even aloud in RM zone?). A very expensive cost increase that may or may not be worth it with the current land prices, which are only going to increase. So developments in this zone, with future density, might actually develop it at much lower densities than desired (or intended) to avoid that kind of costly design increase solely because of the parking requirements. It is currently difficult enough to find enough space to design an apartment complex that is designed to the current max density for the RM zone (12 units/acre). Increasing the density but keeping the restrictive parking and height requirements are a bit counter intuitive in my opinion. I would suggest not reducing the parking requirements but allow for height increases. There are a couple way to do this.
  - Increase to 45' Basically allowing for a four floor maximum. I would only allow this increase for buildings that more than 12 units per building.
  - Allow the height increase but only for the inner 50% of the lot width. This would

- help create a softened edge to the neighboring properties. Creating a similar effect to the stepping of properties on sloped sites proposed elsewhere. This would allow the 35' height limit for buildings against the side property lines but 45' in the middle of the property.
- you could look at reducing the parking requirements some but I don't think you could reduce it enough to fully take advantage of the density increase.
- If the city doesn't do either, raise building height or reduce parking, has the city even considered how to regulate either underground parking or parking structures in the RM zone? Is this even currently allowed by code or going to be allowed in the future changes?
- I think for proposed changes to the stepped building height on sloped sights the best option would be to have a set "X" height at the street then a set "Y" distance of set back after the "X" height is met, for the remainder of the building till it hits the max building height. The other options you proposed create an uneven street section. Where one side of the street as taller buildings than the other. Yes, each side of the street would be uniform to itself but the street as a whole would feel uneven and in my opinion not a desirable look.
- I would also like to throw my support for the proposed ADU change of allowing it in higher density zones but not lower density ones. I know there is concerns with people using them as STR but I don't believe Wenatchee has that massive of a draw for STR. As much tourism that we have in this city it is not of the same type the Leavenworth has. You can allow test this change out for a couple years and make changes to allow or not allow STR in ADUs in the future. But the overall idea of removing the owner occupied requirements is a good one.

Thanks you for your time reading this.

Nik Moushon

On Thu, Aug 22, 2019 at 5:16 PM Matthew Parsons < MParsons@wenatcheewa.gov > wrote:

Good afternoon,

Thank you for attending the Open House we held on August 21 from 4-5PM in the City Council Chambers. On behalf of Planning staff and our consultants I would like to thank you for the input you provided us both in the group discussion and in individual conversations. If you haven't already sent me written comments on the proposed code changes, please do so. We would love to hear from you! The official comment period for the Housing Code Update started on August 2 and ends October 2. The official comment period has not started for the Sign Code Update but I have already started collecting comments.

Please let me know if you would like to be added to the Housing Code Update contact list, the Sign Code Update contact list, or both. We use these lists to inform interested parties of upcoming meetings, updated drafts, and other important information. Many of you are already on one or both of these lists but I want to ensure that the rest of you have the opportunity to get future notifications.

If you are interested in getting eNotifications about various types of events on the City's calendar you can sign up at the following page: <a href="https://www.wenatcheewa.gov/get-involved/sign-up-for-enotifications">https://www.wenatcheewa.gov/get-involved/sign-up-for-enotifications</a> This isn't a replacement for signing up for emails on a specific project like I talk about above but is a great tool for staying up with City business in general and on the various calendar event types and topics listed on that page.

Another way to stay informed on general City business is you can follow the City's social media accounts: <a href="https://www.facebook.com/CityofWenatchee/">https://www.facebook.com/CityofWenatchee/</a>; <a href="https://www.youtube.com/channel/UCT-YjVud0twVXGMUjg16rhA">https://www.youtube.com/channel/UCT-YjVud0twVXGMUjg16rhA</a>

Below I have compiled some resources for you about the two code update projects and other relevant topics:

Housing Code Update project website:

https://www.wenatcheewa.gov/government/community-and-economic-development/current-projects

Current draft of the housing code (August 16): https://www.wenatcheewa.gov/home/showdocument?id=22026

Sign Code Update project website: <a href="https://www.wenatcheewa.gov/government/community-and-economic-development/current-projects/sign-code-update-2019">https://www.wenatcheewa.gov/government/community-and-economic-development/current-projects/sign-code-update-2019</a>

Current draft of the sign code (August 16): <a href="https://www.wenatcheewa.gov/home/showdocument?id=22028">https://www.wenatcheewa.gov/home/showdocument?id=22028</a>

Both of these projects involve proposed amendments to the Wenatchee City Code. The current city code can be found at the following address: <a href="https://www.codepublishing.com/WA/Wenatchee/">https://www.codepublishing.com/WA/Wenatchee/</a>

During the group discussion last night, the topic of the comprehensive plan came up (also referred to as the "20 year plan" during the meeting). The Wenatchee Urban Area Comprehensive Plan can be downloaded here:

https://www.wenatcheewa.gov/home/showdocument?id=19016 and the City's webpage for it, including links to various other documents and plans, can be found here: https://www.wenatcheewa.gov/government/community-and-economic-development/comprehensive-plan

You will find a full list of meeting on the project websites but I would like to highlight the

following dates for you:

• September 18, 2019 – Planning Commission Meeting at 5:30 PM in the City Council Chambers at Wenatchee City Hall (301 Yakima St, 2<sup>nd</sup> Floor, Wenatchee). Workshops on

both the Housing Code and Sign Code are expected to be on the agenda.

• October 16, 2019 - Planning Commission Meeting at 5:30 PM in the City Council

Chambers at Wenatchee City Hall (301 Yakima St, 2<sup>nd</sup> Floor, Wenatchee). A public hearing on the Housing Code Update is scheduled to be held at this meeting.

• October 24, 2019 – City Council Meeting at 5:15 PM in the City Council Chambers at

Wenatchee City Hall (301 Yakima St, 2<sup>nd</sup> Floor, Wenatchee). A public hearing on the

Housing Code Update is scheduled to be held at this meeting.

• November 20, 2019 - Planning Commission Meeting at 5:30 PM in the City Council

Chambers at Wenatchee City Hall (301 Yakima St, 2<sup>nd</sup> Floor, Wenatchee). A public hearing

on the Sign Code Update is expected to be held at this meeting.

• December 5, 2019- City Council Meeting at 5:15 PM in the City Council Chambers at

We natchee City Hall (301 Yakima St,  $2^{\rm nd}$  Floor, We natchee). A public hearing on the Sign

Code Update is expected to be held at this meeting.

Please feel free to contact me with any questions, comments, or concerns about the proposed

code changes or other City planning related matters.

Thank you

Matt Parsons, AICP

**Senior Planner** 

**Community Development Department** 

**City of Wenatchee** 



1350 McKittrick St., PO Box 519

WENATCHEE WA, 98807-0519

PHONE: (509) 888-3253 | FAX: (509) 888-3201

EMAIL: MPARSONS@WENATCHEEWA.GOV

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From: Patricia Alvarez
To: Matthew Parsons

Subject:Sunnyslope housing standards changeDate:Monday, September 16, 2019 9:56:06 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've just read about the proposed changes to the Housing Standards for the Sunnyslope area. These new zoning standards are NOT compatible with Sunnyslope. I am spreading the word about this, so expect to hear from others.

Patricia Alvarez

From: <u>Glen DeVries</u>
To: <u>Matthew Parsons</u>

Subject: FW: Sunnyslope Housing Standard changes
Date: Tuesday, September 17, 2019 2:04:52 PM

Can you add this to the collected comments. Thanks



Glen A. DeVries, AICP Community Development Director 1350 McKittrick Street, Wenatchee, WA 98801

Email: gdevries@wenatcheewa.gov

Telephone: (509) 888-3252

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From: Dave Kuhl < Dave. Kuhl@CO.CHELAN.WA.US>

Sent: Tuesday, September 17, 2019 10:44 AM

To: Kirsten Larsen < Kirsten.Larsen@CO.CHELAN.WA.US>; Glen DeVries

<GDeVries@WenatcheeWA.Gov>

Subject: FW: Sunnyslope Housing Standard changes

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

fyi

From: Patricia Alvarez <patricia9467@gmail.com>
Sent: Tuesday, September 17, 2019 9:02 AM
To: Dave Kuhl CO.CHELAN.WA.US>
Subject: Fwd: Sunnyslope Housing Standard changes

External Email Warning! This email originated from outside of Chelan County.

I've just read about the proposed changes to the Sunnyslope Housing Standards. I am requesting that the City of Wenatchee Housing Code standards NOT be

approved without a new public process. We are not part of the City of Wenatchee, therefore, we have no other way of being heard. Please implement a public process!

Patricia Alvarez 995 Ridge Crest Drive Wenatchee 
 From:
 PATTON BOYLE

 To:
 Matthew Parsons

 Cc:
 triehle7@gmail.com

Subject: mparsons@wenatcheewa.gov

**Date:** Wednesday, August 14, 2019 9:52:56 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Parsons, I have owned my home at 1342 Bartlett Avenue for the past 11 years. I recently heard that the city is considering changing the zoning in my neighborhood to no longer allow the building or rebuilding, in case of fire, of single family homes. There are currently a number of nice single family homes in this neighborhood in addition to mine that would be negatively affected by this change. I fail to see the logic of such a change and would strongly oppose it. I do hope that the information received was incorrect and if not, that you will reconsider making that change. Sincerely,

Patton L. Boyle 1342 Bartlett Avenue Wenatchee

Sent from Mail for Windows 10

 From:
 Philip VandeBrake

 To:
 Matthew Parsons

 Cc:
 triehle7@gmail.com

 Subject:
 Upcoming Meeting

**Date:** Tuesday, August 20, 2019 7:05:55 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Matt, sorry for the late notice but I am hoping that tomorrows meeting to discuss the changes to RH zones which will not allow single family dwellings in certain areas is discussed in great detail and with little or no emotions. I am not in support of this change even though it would not impact our current residence. I don't understand what the purpose or benefit of this proposed change is and hope that it will be better explained tomorrow.

Looking forward to the opportunity to learn and share my opinions!

Philip VandeBrake

From: rayhahne@aol.com
To: Matthew Parsons

Subject: Zoning standards feedback for Sunnyslope Date: Tuesday, September 3, 2019 7:43:10 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matthew,

I live in the Sunnyslope urban growth area and work in Olds Station, and have some questions and input for you. I would estimate only 50% of the current residents were here in Sunnyslope for the 2007 study that started this process, so I think a fresh communication would be appropriate, before those first apartments start getting approved - especially if you want an affirmative annexation vote someday. Some of these RH building standards would be a complete surprise to residents up here in Sunnyslope, like a seemingly ban on single family homes, and allowing 60' buildings, which may be appropriate for some RH zones in the city limits, but not out here.

Given the higher density growth coming to mid-Sunnyslope, building height will be a big issue - two story development is what is expected, like townhouses. Preserving our view sheds is part of the survey feedback you received in the past. Under what circumstances would there ever be approval of a 60' building in the Sunnyslope RH zone? My CTC office building in Olds Station is not that tall. I estimate your Riverside Apts are only 40' tall. I believe the height restrictions should be more like the medium density standards, at 35'-40'. Anything more than 40'-45' in Sunnyslope would not be a compatible use. Two story structures would be more ideal for preserving the view shed for all residents in this more rural area, while allowing for more community housing. Canal Crossing or Saddlerock Cottages are two examples in your city limits that represent higher density development that would be compatible out here in Sunnyslope.

Thank you,

Ray Hahne Sunnyslope From: rayhahne@aol.com
To: Matthew Parsons

Subject: Housing code input - Sunnyslope area

Date: Sunday, September 15, 2019 9:22:17 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matthew,

I live in the Sunnyslope urban growth area and work in Olds Station, and have some more input on the new housing standards for you. It looks like there is a ban on single family homes in the RH zone, along with allowing 60' buildings.

Your ban on single family homes in the RH zone will have too many unintended consequences up here I believe, where it is already probably 95% single family homes. I think the true intention should be to specify: No new subdivisions of single family homes? Or maybe no developments over five acres of single family homes? That would make more sense - otherwise, I can think of several unfair scenarios for smaller landowners, where a family intends to build on a small vacant lot, or do a short plat for instance. I know you already removed the restriction on re-building a single family home, but I think that more represented an error correction versus a concession.

Our input up here in Sunnyslope should be strongly considered if the city's goal is to eventually get the 60% vote for annexation of the Sunnyslope GMA.

Thank you,

Ray Hahne Sunnyslope 
 From:
 Matthew Parsons

 To:
 Rick Edwards

 Subject:
 RE: Touching base....

Date: Tuesday, September 17, 2019 2:10:00 PM

#### Rick,

Thanks for the message. I would be happy to meet with you. Does October 10 at 1:30pm work for you? Many other times would work as well, I thought I would just pick one to see if it works. If it doesn't let me know.

## Matt Parsons, AICP

Senior Planner Community Development Department City of Wenatchee



1350 McKittrick St., PO Box 519 Wenatchee WA, 98807-0519 **PHONE:** (509) 888-3253 | **FAX:** (509) 888-3201 EMAIL: **MPARSONS@WENATCHEEWA.GOV** 

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Rick Edwards <watermite@hotmail.com> Sent: Friday, September 13, 2019 9:37 AM

To: Matthew Parsons < MParsons@WenatcheeWA.Gov>

Cc: Rick Edwards <watermite@hotmail.com>

**Subject:** Touching base....

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Matt** - I am one of the folks who attended the last open house about the proposed changes to the City's sign and development codes. I'd like to meet with you in person to discuss the following:

- 1) Get an update on the status of the "P12" edit to the proposed development codes. I strongly support the grandfathering of existing single family homes in residential high.
- 2) Requirement for designated smoking facilities for apartment complexes and the like (Cedarwood has been an example issue).
- 3) Sidewalk specifications: Pros and cons of planting strip versus curbside design

## 4) Street lighting: LED issues

I'd like to set up a meeting with you after October 9th. Could you send me several date/time options and we'll see which one works for both of us?

My son owns a home at 1215 Brown Street in Wenatchee in residential high—so that is my connection.

Thank you!

Rick Edwards

From: Ross Lambert
To: Matthew Parsons

Subject: Sunnyslope Housing Codes/Standards

Date: Monday, September 16, 2019 11:13:18 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Matt,

I was recently told that there are changes to the current housing density standards being proposed, specifically:

**Residential Single Family areas**: Allow 6 units/acre and 30 ft. high (formerly 4 units/acre and 2 stories)

**Residential Moderate areas:** 20 units/acre and 35 ft. high (formerly 8-20 units/acre and 2-3 stories)

**Residential High areas:** 45 units/acre and 60 ft. high! With no additional setbacks for the taller height. (formerly 25 units per acre and 3 stories)

I would like to go on record as suggesting that these increases in density are incompatible with Sunnyslope. Given where I live, they probably affect me less than most others, but even so I find them excessive. The rampant growth in this part of town is bad enough, and that is with the previous densities. It would really destroy the character and culture of this area to increase the densities to the degree described above.

Thanks for your consideration,

== Ross ==

Ross Lambert 617 West Rolling Hills Ln Wenatchee, WA 98801 (509) 679-0782 rosswlambert@gmail.com

## SUPPORT FOR CORRECTION TO THE PROPOSED ZONING CHANGES WCG 10.47.040

We, the undersigned people living in Wenatchew, concerned with the proposed zoning changes resulting to the [RH] Residential High Density City Planning Zones that WILL NO LONGER ALLOW ANY SINGLE FAMILY DWELLING TO BE BUILT, OR PERMITTED TO BE REBUILT IN CASE OF FIRE IN THE (RH) ZONES, do sign this document favoring this zoning, change be amended to continue to allow single family dwellings to continue to be built and rebuilt in case of fire in the [RH] zones. Date: 8 9 9 1 1 2

We also want to commend the City of Wenatchee Planning Division, Planning Commission, and City Council on their hard work on the proposed coming changes.

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* Mr. Elmrs Robert a	1413 146 D	15/6 Al TACOMASA,
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refred let	Chalos Lindin	1406 N. Treima Ave
8 Kachachdih	Rachael Lundin	1406 N. Teccoma Aure
9 B. J.	BOVAN FOLONO	1308 MAP/8
10. John 18/11	Taken Michal	1200 Central
11 Millely Miles	MARINAL MICHEL	1200 COUTRAC
12 91 0	STA KINAMA	1225 Brann St
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## IMPORTANT NOTICE #2

Greatings Neighbor, I believe your home is located in the City of Weastchee in a RH (Residential High Density) Zone.

The City of Wenetchee is currently making many proposed changes to the city's soning regulations.
The public comment period for us to provide input to the city in regard to these proposed changes
started August 2" and will end October 2, 2019.

The reason for my concern is the proposed change to these RH zones that will

## NO LONGER ALLOW ANY SINGLE FAMILY DWELLING TO BE BUILT IN THE (RH) ZONES.

I believe this is WRONG and needs to be changed, to continue to allow the option of building single family homes in these areas. Please provide the city your input regarding this issue and other proposed changes.

Please email Matt Parsons, Senior Planner, City of Wenatchee:

mparsons//wenatcheewa.gov

If you feel as I do, let him know we want this to continue to be permissible, allowed, and permit-able as it has been forever.

Under this new preposed change you could build, but only as a multi-family duplex, triplex, 4-plex or any other high density building allowed in the (RH) zones.

I would ask that if you so desire you can cc your email to me so that I can stay in communication with you about details of further meetings where we can have our concerns heard.

My email is: trichle?@gmail.com

All proposed changes and future scheduled meetings can be found here: Housing Code Update: https://www.wenatcheewa.gov/government/community-and-economic-

development current-projects. Then click on: Project are a total to be to be a total to be to be a total to be a t

Join me at the August 21" Drop-in Open House from Apm-Spm in the City Council Chambers at Wanatchee City Natil (301 Yakima Street, 2" Floor, Wanatchee, WA 98801). Also there is a Planning Commission meeting 5:30pm-8:30pm at the same location the same right.

With my neighbors help we have already regained the option to rebuild our existing single family dwellings in the (RH) Zone, should they be damaged by FiRE: This change was made Aug. 15" 2019

# SUPPORT FOR CORRECTION TO THE PROPOSED ZONING CHANGES WCC 10.47.000

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# SUPPORT FOR CORRECTION TO THE PROPOSED ZONING CHANGES WCC 10.47.040

We, the undersigned people twing in Wanatchee, concerned with the proposed rosing changes (esulting in the (RH) Residential High Density City Planning Zones that WRL NO LONGER ALLOW ANY SINGLE FAMILY DWELLING TO BE BUILT, IN THE (RH) ZONES, do sign this document favoring this spring change be amended to coefficie to allow single family dwellings to continue to be built in the (RH) zones.

We also want to commend the City of Wenatchee Planning Division. Planning Commission, and City Council on their hard work on the proposed coming changes, including the changes made Aug. 16<sup>th</sup> 2019, to allow for existing single family homes to be rebuilt in case they are destroyed by FIRQ.

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 From:
 steve gustafson

 To:
 Matthew Parsons

 Subject:
 Supplies Decided

**Subject**: Sunnyslope Development

Date: Tuesday, September 24, 2019 9:11:51 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Parsons

The proposed new higher density zoning standards are not Compatible in Sunnyslope. This is mostly a residential area and I do not consider this as Smart Growth!

Steve Gustafson

Sent from Mail for Windows 10

From: <u>Steve Russert</u>

To: <u>Matthew Parsons</u>; <u>cdplanning@co.chelan.wa.us</u>

Subject: Sunnyslope zoning changes

**Date:** Thursday, September 19, 2019 9:08:51 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to register my alarm at the proposed changes in housing density for the neighborhood in which I live. Leaving aside the impact on road traffic, such high densities are incompatible with the character of the neighborhood and reflect a desire on the part of government officials to force change on the citizens who employ them.

High density, densification, urban clusters, or any of these development styles might be a wonderful thing in the eyes of our betters in Olympia, Washington DC or Brussels, however I would prefer to see them succeed in the marketplace of ideas by people who choose to live that way rather than be forced on existing neighborhoods of entirely different character. I'm a bit curious about the relationship of Wenatchee city and Chelan County planning as regards our unincorporated area.

This kind of proposed change should only be pursued through extensive public input, not dictated with no warning by planners.

Thank you for your attention Steven W. Russert 1078 Ridge Crest Dr. Wenatchee



Virus-free. www.avast.com

 From:
 Ted Dodge

 To:
 Matthew Parsons

 Cc:
 Amy Dodge

Subject: Request: new public input from Sunnyslope residents on revision of zoning standards.

Date: Tuesday, September 24, 2019 5:47:44 AM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Parsons,

As you are aware, the City of Wenatchee Housing Code standards is being revised.

As a resident of Sunnyslope, my neighborhood will be impacted by this change but the residents of my neighborhood are unrepresented in this process to date as we do not vote in Wenatchee city elections.

The draft standards are not compatible with Sunnyslope neighborhoods IMHO and will adversely impact traffic, schools and services.

I am requesting a new public input process before these standards are imposed on Sunnyslope.

Thank you in advance for you thoughtful consideration of this matter.

Ted Dodge MD. 445 Lombard Ln Wenatchee (actually Sunnyslope), WA From: Tom Riehle
To: Matthew Parsons
Cc: finediana@hotmail.com
Subject: RH zoning Issue

**Date:** Friday, August 9, 2019 10:42:58 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Matt Parsons.

Thank you for meeting with me yesterday afternoon. Your input was most appreciated and I have a better understanding of some of the zoning changes being considered.

I would like to make an official comment on these proposed changes.

Page 5 of the proposed changes show that if adopted as listed on the chart, (RH) Residential High Zones would NO LONGER ALLOW ANY SINGLE FAMILY DWELLING TO BE BUILT, OR PERMITTED TO BE REBUILT IN CASE OF FIRE IN THE (RH) ZONES.

I believe this is WRONG and needs to be changed to continue to allow the building and rebuilding of single family homes in these areas.

I am somewhat confused in reviewing documents first submitted by the third party giving recommendations for these changes in the zoning areas.

Several of the original charts showing the current status and proposed status of what is allowed in the (RH) zone clearly showed that SINGLE FAMILY DWELLINGS ARE CURRENTLY ALLOWED AND ARE BEING PROPOSED TO CONTINUE TO BE ALLOWED. Not sure where the change was slipped in to change this and decide that what has been allowed and permitted and common sense in these neighborhoods to be changed. Seems to me at the very last revision being released for review August 2, 2019.

Attached ccapture 1 and 2 are from the Housing Code Update zoning proposals Nov. 13th, 2018. These show no intention shown to eliminate future and existing single family dwellings.

Attached capture 4 clip shows the problem.

Thanks to you and all the city planners working on these complex proposed changes to the zoning regulations.

Tom Riehle

## Zone: RESIDENTIAL HIGH- RH

### **KEY PROPOSED CHANGES**

- Reduced minimum lot size
- Reduced minimum front yard setback
- Increased allowable densities
- NO CHANGE to parking requirements except only 1 space required for studios and 1 BR units.
- NO CHANGE to 60' maximum height

HOUSING TYPE	ALLOWED				
HOUSING TIPE	CURRENT	PROPOSED	Source.		
Single Family	•	•	d. Trommited		
Accessory Dwelling Unit (ADU)	•	•	Crommoo		
Cottage Housing	•	•	C Louising an Emitted Exterit		
Duplex	•	•	TWO CHILDON PROLITICISCO		
Townhouse	•	•	CONCO		
Apartment (Multifamily)	•	•			

### Zone: RESIDENTIAL HIGH-RH

### WHY?

- Encourage higher densities where appropriate on corridors and near commercial areas
- Increase the quality of multifamily development
- Encourage a greater range of housing types
- Encourage innovative solutions on large sites.

# HOW TO ENHANCE NEIGHBORHOOD?

Establish design guidelines to:

- Address compatibility with residences in single family zones
- Address location and appearance of parking areas
- Increase the quality of multifamily development
- Create pedestrian-oriented streets

### WENATCHEE PERMITTED RESIDENTIAL USES: EDITS TO CHAPTER 10.10

Draft July 10, 2019

#### NOTES:

- · Only those sections/subsections with proposed changes are shown.
- · Proposed changes are tracked.
- · WCC cross-references below are proposed new code numbers

10.10.020 District use chart. See also referenced code sections.

#### District Use Chart

	Co	ommer	cial Di	stric	ts	20 (10 feet)	ced U	1075.020			side istri	ntial cts			Ov	erlay	Zoi	nes	
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Single-family				P12								18							
(WCC 10.47.040)	~	P12~	P12~	~	2	~	P <sub>11</sub>	Р	Р	P	Р	Р	~	~	~	Р	2	2	2
Single-family cluste																			

 From:
 Tom Riehle

 To:
 Matthew Parsons

 Cc:
 Tom Riehle

Subject: Support Signatures for changes to zoning Date: Monday, August 19, 2019 12:46:15 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Matt Parsons.

Please see attached files including support signatures for modifications to the (RH) single Family Dwelling to be modified to continue the way it has been for about 100 years which is to allow permitting for Single Family Dwellings in our neighborhoods.

I commend the planning division for making the first move to allow for permits to rebuild in case of damage by fire, but we also need the ability to continue to get building permits for Single Family Dwellings in the (RH) zones, and not have them unable to rebuild if lost to a fire.

Perfect example at hand is in fill, there is a place on Tacoma Street where we can create a 65 foot wide parcel between 2 existing single family homes and need the ability to get a permit to build the home and not worry about being able to rebuild it in a year or so after construction if it were to be lost to a fire. The home will not be completed until this time next year. Considerable costs are underway right now for surveying, boundary line adjustments, and custom home building plans for this project. The project is in jeopardy of going forward if this change is not allowed to happen. I thought that continuing to build "in fill" in these existing neighborhoods was a part of the solution to our housing crisis, please give careful consideration to making this change. (Solid P with no footnotes for only existing structures) in the {RH} zones just like virtually every other residential building zone.

I know of another potential building project of about 13 single family dwellings in a (RH) zone that is also in jeopardy of not happening if these changes are not made.

Virtually every person I have contacted and explained this problem to has pledged their support for this common sense move to amend the proposed zone changes.

See attached files for this public comment to the planning department.

I agree with the fact that we need more housing in Wenatchee.

I agree that we need more low income housing in Wenatchee

And I agree that we need more senior housing in Wenatchee, and I also agree with raising the density levels of (RH) zones from 25 dwellings per acre to 40 dwellings per acre, but don't take single family dwellings off the table, as I also believe that the Single Family Dwelling is the cornerstone of a successful and safe neighborhood.

Thank You,

Tom Riehle

# PROPOSED ZONING CHANGES WCC 10.47.000

the, the undersigned people living in Weissteber, concerned with the proposed instag changes resulting in the (RH) Leutenthal High Density City Pastring Zones that WILL NO LONGER ALLOW ANY SPIGLE FAMILY DWELLING TO BE BLIET, IN THE (RH) ZONES, do sign this document leaving the zoning the zoning be amended to continue to allow single family dwellings to continue to be built in the (RM) zones. Date: \$\int 17-19\$

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We also want to commend the City of Wenatchee Planning Division, Planning Commission, and City Council on their hard work on the proposed coming changes.

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1 Mr Elmis Robert a	1415 146 V	15/6 H TACOMASH,
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8 Kachachdih	Rachael Lundin	1496 N. Teacona Aure
· 2 //	BOYAN FOLKING	1308 MAP/8
10. John 18/14	John Michel	1200 Central
11 Mokelyo Stigel	MARINA MICHEL	1200 COUTRAC
12 6/16	STA KINAMA	1225 Brayer St
13 Miller Mark	1 Gotile Ward	0-10 Pricein St.
14 Fede A. Of	Found Garibas	1300 BLOWN St
15. 777	michael loh	1300 BLOWN ST

### IMPORTANT NOTICE #2

Greatings Neighbor, I believe your home is located in the City of Wenatchee in a RH (Residential High Density) Zone.

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If you feel as I do, let him know we want this to continue to be permissible, allowed, and permit-able as it has been forever.

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I would ask that if you so desire you can cc your email to me so that I can stay in communication with you about details of further meetings where we can have our concerns heard.

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With my neighbors help we have already regained the option to rebuild our existing single family dwellings in the (RH) Zone, should they be damaged by FiRE: This change was made Aug. 15° 2019

# SUPPORT FOR CORRECTION TO THE PROPOSED ZONING CHANGES WCC 10.47.040

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Signature	Printed Name	Address S7- 1
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5 Bay Din	Fire William	224 Swillelling De
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" Masquella fregues	MARCARETTO, FRIGHEN	211 July VAIRY DR.
Myseth	Reymond Hehre	195 Sun Valley Dr
· Berral M. Hahre	Burnedne Hah	
10 Michael Begrowt	Bickey BRYONT	200 Sim Valley DR.
11 July Oarder Brok	Pathop Wante Brake	173 SunVallay Dr
To 9 Solah	Jernes E. SUBBLE	149 SINTENIER DE
13 for AH W MOVE	Jones H Wesner	138 SUNI Valley Dr
14 Harra Dryma Crown	REYMO WEAVER	136 San Vally Dr
15 2	Cyrothia Go za	9730 Nibbelyak
"		Peshashin

#### **Exhibit C**

# Documentation of changes to the proposed Housing Code from the August 2 draft to the October 9, 2019 draft

#### General notes on Title 10

Replaced "must" with "shall" throughout Title 10 for the sake of consistency with 10.08.030(6).

#### 10.08

- Added a new definition for "Manufactured Home Community" for the Aug 16 version, then modified for Oct 9 version removing minimum number of units and adding minimum site area
- Added definition of patio homes
- Figure 10.08.130 appears again in Figure 10.46.080 and does not need to be in 10.08
- Corrected code references
- Made corrections to correctly represent current code and proposed changes to it
- Removed Figure 10.08.130.
- Edited the definition of "setback"
- Updated definitions of Single Family Courtyard Dwelling and Single Family Cluster Dwelling

#### 10.10

- Changed designation to "P" for single family dwelling in the RH zone
- Added use permissions for single family cluster and single family courtyard.
   Previously, these cells were empty. (between Aug 2 and Aug 16 drafts)
- Made student housing a permitted use in the OMU Zone.
- Added "~" to empty cells for Live-work dwellings.
- Add key/legend for what letters and symbols mean
- Made other corrections to correctly represent current code
- Added code references to applicable standards that didn't previously have one
- Added Patio homes as a use
- Single Family Dwelling changed to P<sub>10</sub> (formerly Footnote 12) in CBD
- Live-work dwellings made not permitted in RH
- Made Single Family Dwellings and duplexes "P" in OMU
- Removed footnotes 6 and 11 (as they appeared in Aug 16 draft and earlier) because they were not being used
- Text of footnote 10 became footnote 6
- Footnote 12 became 10
- Footnote 13 became 11
- Footnote 14 became 12
- Made Townhomes "P" in RM (removed subscript 10); change to "~" in RS and NWBD;
- Multi-family dwelling in HEO and CSO corrected the footnote from 1 to 11 (formerly 13 prior to renumbering)

- Text of what had been Footnote 10 but is now Footnote 6 Changed to: "Townhouses and courtyard housing in this zone are limited to no more than 4 attached units per structure."
- Courtyard housing: made "~" in RS
- Revised text of footnote 12 (previously footnote 14) and the title of Figure 10.10.020

#### 10.46

#### • 10.46.020

- o added a row in the table for "Street side minimum"
- modified the standards for "Setback Standards": "Street minimum individual garage, carport"
- Added "Conditions/Exceptions/Reference" items for "Rear minimum" setbacks and "Maximum building height" in RH
- o lot coverage for duplex, townhouses and multifamily: added "x" to RH
- Increased the minimum lot size in RS for cluster subdivisions from 3,600SF to 4,000SF so that a lot meeting minimum lot dimensions will not be more than the district minimum lot size.
- o Inserted "None" and "N/A" in the empty cells in the tables as needed

#### 10.46.030

- Added "Conditions/Exceptions/Reference" items for Rear setbacks, side setbacks, and max building height
- o Inserted "None" and "N/A" in the empty cells in the tables as needed

#### • 10.46.040

- Added "Conditions/Exceptions/Reference" items for rear setbacks, side setbacks, and max building height
- o removed mention of stories for Building Height in CN
- Row: "Setback Standard street minimum" Column: "Condition/Exception/Reference" corrected code references.
- o Inserted "None" and "N/A" in the empty cells in the tables as needed
- 10.46.060 made the following edit: "...exclusive of public rights-of-way and private lanes in a tract, may be expressed..."
- 10.46.070(2)(b) changed text to: "Lots created through unit lot subdivision are exempt from the minimum lot width circle standards."
- 10.46.070(1)(b) Replaced "front" with "street"
- 10.46.070(1)(a) Sentence added to help clarify how measurement works for corner lots.
- Figure 10.46.070 Image updated to better communicate concept.
- 10.46.070(2)(a) updated to clarify how lot circle applies in critical areas.
- Added a new section 10.46.075 (Lot line angles) (between Aug 2 and Aug 16 drafts)
- 10.46.080(4)(b) Changed reduced side yard setback for accessory structures to be 5ft as opposed to 3ft which is the current standard
- Deleted 10.46.080(2)(d)(iv) It appears to be unnecessary.
- Deleted 10.46.080(2)(d)(v) (and made corresponding edit in table) as staff decided it was too subjective and may not be necessary
- 10.46.080(2)(a)(ii) added new language to clarify how setbacks are handled on corner lots
- 10.46.080(2)(a)(iv) added language clarifying about roofed porches and other covered entries

- Removed what was previously 10.46.080(2)(a)(iv)
- Added clarifying standard for street setbacks in 10.46.080(2)(a)(vii)
- Items in 10.46.080(2)(a) renumbered to accommodate additions and deletions
- Content in 10.46.080(2)(b) modified to eliminate requirement for house to be even with or in front of garage.
- Revised text of 10.46.080(6) to better address how setbacks are handled on lots served by a shared driveway easement.
- Corrected code reference in 10.46.080(7)
- 10.46.080(9)(c) replaced "...as determined by the city..." with "...as determined by the director..."
- 10.46.090(b) replaced text and deleted Figure 10.46.090
- 10.46.090(2)(b) and (c) added new code text and added Figure 10.46.090(2)(c)
- Revised 10.46.100(1)(b) edited so that the outer 2ft of a covered porch or patio is excluded from lot coverage calculation just like the eaves, the rest is counted.
- 10.46.100(2)(a) –added clarification as to what constitutes structured parking.
- 10.46.110(1)(a) revised density calculation method to be a true gross density calculation which is the entire lot plus half of adjacent city or county right-of-way.
- 10.46.110(1)(b) recording numbers of units allowed on plats is undesirable and given the change proposed in (a), this becomes unnecessary.
- 10.46.110(1)(b and c) deleted because standard is unnecessary since duplex has been built

#### 10.47

- Added new section in 10.47.030 adopting the Wenatchee Residential Design Guidelines (WRDG) in Title 10. Also renumbered other sections as needed.
- In places where the residential design guidelines were cited with "See..." or "See also..." and similar phrases, those words were replaced with "Shall conform with..." and "Shall also conform with..." and similar phrases.
- 10.47.090(2)(j)(i); 10.47.120(2)(i); 10.47.110(2)(d)(i); 10.47.150(2)(g)(i); and 10.47.160(k)(vi) made the following revision: "Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer..."
- 10.47.040 Accessory dwelling units (ADU)
  - o (2)(d) revised language
- 10.47.050 Single Family Dwellings
  - o (2)(b)(i) "...Paved areas for vehicle storage or other uses may be wider if they are not less than five feet from the <u>street</u> property /right-of-way line."
  - o Added new section (f) to address multiple single family homes on a lot.
- 10.47.060 single family-cluster
  - Added text at beginning of section before (1)
  - 10.47.060(2) small edit to text: "...and meet the following standards:"
  - 10.47.060(2)(e)(vi) replaced "cottage development" with single family-cluster development
- 10.47.070 Single family-courtyard
  - Added text at beginning of section before (1)
- 10.47.080 Infill-Cottage housing

- Added text at beginning of section before (1)
- o 10.47.080(2)(b)(iii)(new clarifying subsection re maximum number of lots) (between Aug 2 and Aug 16 drafts)
- 10.47.080(2)(e)(i) (edit relating to existing lots/infill cottages) (between Aug 2 and Aug 16 drafts)
- o 10.47.080(2)(e)(ii) (edit relating to parent lot/multiple infill cottages) (between Aug 2 and Aug 16 drafts)
- o 10.47.080(2)(f)(ii) (new clarifying subsection/cottages) (between Aug 2 and Aug 16 drafts)
- 10.47.090 Cottage Housing
  - Added text at beginning of section before (1)
  - o Revised (2)(d) to remove minimum floor area
  - o (2)(g)(vi) removed the word "site" as it was not needed in the sentence
  - o 10.47.080(2)(j)(v) Private garages are allowed to be attached to or detached from individual cottages if less than 250 square feet in size and accessible by an alley or private laneshared access. Private garages shall match the architectural style of the cottageunits and meet the same separation requirements as adjoining units.
  - o 10.47.080(2)(f)(iii) (edits relating to shared driveway for infill cottages) (between Aug 2 and Aug 16 drafts)
- 10.47.100 Duplexes
  - Added text at beginning of section before (1)
- 10.47.110 Patio Homes
  - o new section not previously included in draft
  - o renumbered other sections as needed
- 10.47.120 Courtyard housing
  - Added text at beginning of section before (1)
- 10.47.130 Townhouses
  - o Revised text at the beginning (before (1)) adding mention of the definition
  - o Revision to (2)(c) and creation of a new (2)(d) and renumber following subsections.
- 10.47.140 Live-Work dwellings
  - o Revised text at the beginning (before (1)) adding mention of the definition
- 10.47.150 Multifamily development
  - Added text at beginning of section before (1)
- 10.47.170 Alley access and improvements
  - Revision to the section previously labeled as 10.47.150 and now labeled 10.47.170: revised name to be "Alley access and improvements". Added a new (2) to address improvements to alleys.
  - o 10.47.170(1) replaced "Director" with "City Engineer"
- 10.47.180 Manufactured Home Communities
  - 10.47.180(2)(j)(ii)(E) and (2)(iii): Corrected Figure reference to be "Figure 10.47.090(1)(a) and (b)"
  - 10.47.180(2)(g)(iv) "The minimum internal setback between adjacent manufactured or mobile-homes is ten-feet. This includes carports, roofs, decks, etc."

- 10.47.180(2)(k)(iv) Private garages are allowed to be attached to or detached from individual units if less than 250 square feet in size and accessible by an alley or private laneshared access. Private garages shall match the architectural style of the cottageunits and meet the same separation requirements as adjoining units.
- o 10.47.180(2)(k)(i) "At least two parking spaces per dwelling unit or space for a dwelling unit are required to be located on the siteEach dwelling unit or space for a dwelling unit shall provide two parking spaces in the shared parking area following the standards in WCC 10.60 and the standards below.
- o 10.47.180(2)(n) "Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas, and open spaces, and separation between units and accessory structures on adjoining lots/pads; and preclude the conversion to another use."
- 10.47.180 "...Manufactured home communities that feature four or more manufactured homes are subject to the..."
- o 10.47.180(2)(d) "Minimum <u>size of development</u> and and maximum <del>number of units</del>size of cluster.
- o 10.47.180(2)(d)(i) "A single manufactured home community shall include a minimum of four dwelling units be at least 2 acres in size."
- o 10.47.180(2)(d)(ii) "FourUp to 12 units may make up..."

#### 10.48

- 10.48.130(1)(a): Removed edits reducing height of front yard fences found in 10.48.130(1)(a). The proposed 10.48.130(1)(a) will be the same as the existing 10.48.180(1)(a) except the term "Front yard" will be replaced with "Street setback".
- 10.48.020(1) (edit relating to lot access) (between Aug 2 and Aug 16 drafts)

#### 10.60

- 10.60.080:
  - o Fixed code reference for live-work dwellings
  - o added code reference for manufactured home communities
  - o added standard for patio homes (grouped with duplex)

#### 10.62 Landscaping

- 10.62.020 Applicability
  - Edited 10.62.020(1)(b) so the proposed text now reads: "Residential development in any zoning classification, with the exception of building permit applications for single family homes, <u>duplexes</u>, and their accessory uses;"
- 10.62.070 Commercial and industrial zones
  - o Revised numbering to correctly depict current code
  - o In (2) changed "(a) through (d)" to "(a) through (c)" because there is no (d)
  - (3)(e)(iv) added some existing text in (3)(e) for context and added new text in (3)(e)(iv): "
     Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing

may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas."

- 10.62.090 Neighborhood commercial, office, and residential mixed use zones
  - o In (2) changed "(a) through (d)" to "(a) through (c)" because there is no (d)
  - (3)(e)(iv) added some existing text in (3)(e) for context and added new text in (3)(e)(iv): "Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas."
- 10.62.100 Residential zones and WMU RRO
  - o In (2) changed "(a) through (d)" to "(a) through (c)" because there is no (d)
  - o (3)(d)(iv) added some existing text in (3)(d) for context and added new text in (3)(d)(iv): "Except as provided in (d) above, fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas."
  - o 10.62.100(6) modification of proposed text from previous version: "...If street trees are not required, the building shall be set back up to 12 feetfrom the curbsidewalk to allow for landscaping per section (2)(a) above."
- 10.62.070(7), 10.62.090(6), and 10.62.100(6): Inserted the following language: "...in accordance with City standards or public works pre-approved plans as administered by the City Engineer..."

#### 11.20

- 11.20.020 "...as authorized under Chapter 11.28 WCC or per pre-approved plans. ..."
- 11.20.020(8) Max Grade% for Collector, Collector, Res Parking 2, Res Lane: 10 12; for Cul-desac: 5 8
- 11.20.020(10)-(14) adjusted numbering to accommodate the new section (10).
- 11.20.020 "...infill residential development..." change made in (8) footnote 8, (11), (11)(b), (11)(b)(ii), and (13)(a)
- fixed numbering in 11.20.020(11) so (a) becomes general statement for (11) and the following items are (a) through (c).

#### 11.32

added Duplex to list of uses for unit lot subdivisions

#### WRDG

#### Section A

- A 3.1-3.6 was revised to be internally consistent and simplify the text, eliminating two of the subsections.
- A.3.1 Manufactured Home Communities" added to the housing types table that the design guidelines apply to.

#### Section B

- B.1.4 Include Patio Homes in the Duplex housing summary.
- B.1.8 Live-Work Dwellings Design Characteristics:[second bullet] simplify the text to state: "The front commercial space must be ADA compliant shall comply with accessibility requirements. if patrons or clients are expected to visit.

Section C

Section D

#### Section E

• E.6 Building Façade Materials: Clarify the relationship to building material standards in WCC Title 10: "Where the provisions herein conflict with building materials standards in WCC Title 10, the provisions herein apply."